

Full Environmental Assessment Form & Expanded Environmental Assessment: Potential Residential Development of Golf Course Properties in the Town of Hempstead



Town of Hempstead, NY

June 2018

Prepared By:



CAMERON ENGINEERING
& ASSOCIATES, LLP

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☐ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☐ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☐ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☐ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? _____

b. What police or other public protection forces serve the project site?

c. Which fire protection and emergency medical services serve the project site?

d. What parks serve the project site?

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned
or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No
If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans): _____ _____ _____</p>		
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____</p>		
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 20px;">_____ Square feet or _____ acres (impervious surface)</p> <p style="padding-left: 20px;">_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____ _____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>		
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade to, an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n.. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site			
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. <input type="checkbox"/> Urban <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Rural (non-farm) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ ii. If mix of uses, generally describe: _____ _____			
b. Land uses and coverytypes on the project site.			
Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

<p>c. Is the project site presently used by members of the community for public recreation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>i. If Yes: explain: _____</p>	
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes,</p> <p>i. Identify Facilities: _____</p> <p>_____</p>	
<p>e. Does the project site contain an existing dam? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Dimensions of the dam and impoundment:</p> <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <p>ii. Dam's existing hazard classification: _____</p> <p>iii. Provide date and summarize results of last inspection: _____</p> <p>_____</p>	
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Has the facility been formally closed? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ <p>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____</p> <p>_____</p> <p>iii. Describe any development constraints due to the prior solid waste activities: _____</p> <p>_____</p>	
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____</p> <p>_____</p>	
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> <p>ii. If site has been subject of RCRA corrective activities, describe control measures: _____</p> <p>_____</p> <p>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, provide DEC ID number(s): _____</p> <p>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____</p> <p>_____</p>	

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: _____ % _____ % _____ %	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____ % of site <input type="checkbox"/> 10-15%: _____ % of site <input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe: _____ _____	
h. Surface water features. i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input type="checkbox"/> No ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input type="checkbox"/> Yes <input type="checkbox"/> No iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <ul style="list-style-type: none"> • Streams: Name _____ Classification _____ • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name _____ Approximate Size _____ • Wetland No. (if regulated by DEC) _____ 	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input type="checkbox"/> No	
j. Is the project site in the 100 year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
k. Is the project site in the 500 year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <ul style="list-style-type: none"> i. Name of aquifer: _____ 	

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify resource: _____	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
	<input type="checkbox"/> Yes <input type="checkbox"/> No


F. Additional Information

Please refer to the *Expanded Environmental Assessment: Potential Residential Development of Golf Course Properties in the Town of Hempstead*. The Expanded Environmental Assessment includes mitigation strategies and mitigation measures that have been incorporated within the proposed GC Golf Course Coastal Residence District (GC).

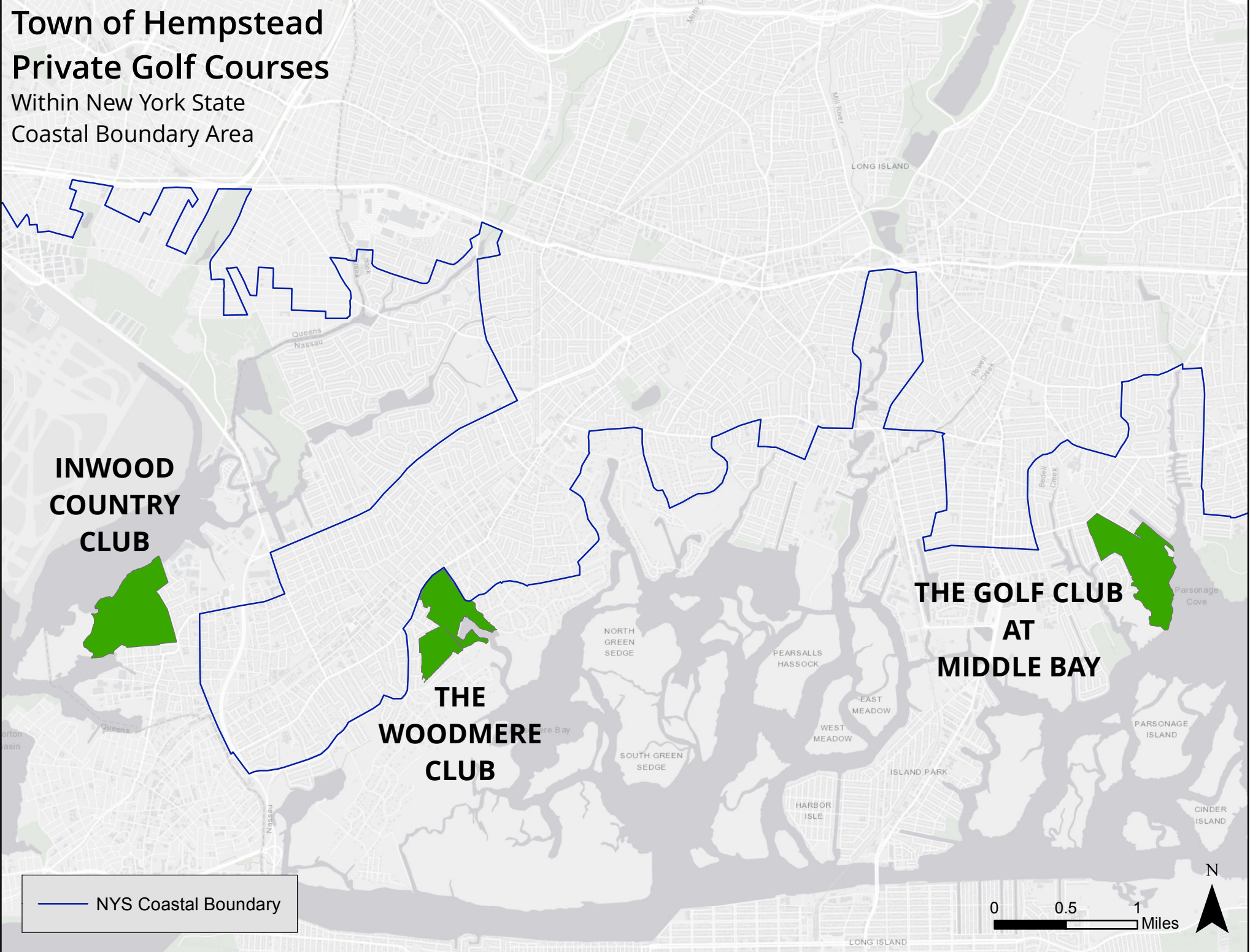
G. Verification

I certify that the information provided is true to the best of my knowledge.

~~Applicant~~ Applicant/Sponsor Name _____ Date _____

Signature  Title _____

Town of Hempstead
Private Golf Courses
Within New York State
Coastal Boundary Area



**INWOOD
COUNTRY
CLUB**

**THE
WOODMERE
CLUB**

**THE GOLF CLUB
AT
MIDDLE BAY**

— NYS Coastal Boundary

0 0.5 1 Miles



Expanded Environmental Assessment: Potential Residential Development of Golf Course Properties in the Town of Hempstead



Town of Hempstead, NY

May 2018

Prepared By:



CAMERON ENGINEERING
& ASSOCIATES, LLP

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1. Introduction

Over the past decade, golf participation has dropped nearly 17 percent nationally and more than 800 golf courses have closed across the U.S., with many courses being redeveloped with alternative land uses such as housing. Within the State of New York, 34 golf courses have been closed within the last five years (ranking ninth by state in the nation). In response to shrinking golf club membership, and with the potential conversion of the golf courses to residential use, the Town of Hempstead has enacted a golf course development moratorium to study the potential impacts of development under existing zoning.

While the Town is not seeking or actively encouraging development of its golf courses, it is cognizant of the financial pressures facing these courses. According to the National Golf Foundation's Chief Business Officer, "This gradual reduction is indicative of the market's healthy self-balancing of supply and demand, and a trend we expect to continue for several more years."

On November 15, 2016, the Hempstead Town Board adopted Resolution No. 1541-2016, which amended Section 302 of Article XXXI of the Building Zone Ordinance of the Town of Hempstead (§302 (R)) to enact a Temporary Moratorium on Residential Development of Certain Golf Course Properties (hereinafter 'Moratorium'). The Moratorium was subsequently extended, pursuant to §302 (R) 3, on May 9, 2017 (Resolution No.726-2017), August 8, 2017 (Resolution No. 1169-2017), November 14, 2017 (Resolution No. 1649-2017) and February 6, 2018 (Resolution No. 198-2018). A copy of Resolution No. 1541-2016, which contains the full Moratorium language, is provided in Appendix A.

The Moratorium was enacted to give the Town the opportunity to fully analyze the potential for conversion of golf courses to residential developments within the Town, and to assess the impacts related to these potential conversions – with a particular focus on achieving consistency with existing federal and state environmental regulations, as well as consistency between the Town's zoning regulations and the surrounding residential villages. Specifically, the Moratorium states:

...The Town Board has noted that these villages have zoning regulations which include minimum lot sizes and other area requirements for single family dwellings which are far in excess of the Town's existing zoning district regulations which allow for development of detached single or two-family dwellings.

As such, the Town Board believes that as a matter of sound land-use planning, it is a prudent action to impose a moratorium at this time on issuing of building permits for residential development of existing golf course properties if any portion of such golf

course property is adjacent to or fairly proximate to one or more incorporated villages that are primarily developed with single family residences

Pursuant to the Moratorium, the overall goal is to ensure that “area character and property values be preserved, enhanced, and protected for the benefit of Town residents, both within incorporated villages and in the unincorporated areas of the Town.” This study includes existing zoning build-out analysis and recommendations for proposed amendments to the Town Code that would preserve the residential nature of the Town’s existing communities, complement the character of the surrounding residential villages and protect sensitive environmental and cultural resources.

1.1. Approach and Methodology

This Expanded Environmental Assessment has been prepared to document potential environmental impacts associated with residential conversion at several of the Town’s private golf courses. Overall, this EEA provides conversion analysis (residential conversion under existing zoning), potential impact analysis of residential conversion, identification of mitigation strategies and the formulation of proposed zoning amendments. This level of analysis allows for comparison between the existing zoning and the proposed zoning district, which was developed as a mitigative measure for the impacts associated with residential build-out under existing zoning.

It is important to note that this assessment, nor the adoption of any related zoning amendments, would preclude the requirement for any future land subdivision/development to perform a full environmental review in accordance with the State Environmental Quality Review Act (SEQRA). In addition, any changes to Town zoning regulations would not supersede any existing federal or state regulations. The recognition of these existing environmental regulations was critical in the formulation of the proposed zoning district, as the proposed district has been designed to align with existing New York State Department of Environmental Conservation (NYS DEC) Tidal Wetlands regulations and allow for conformance with Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) requirements. A summary of the approach, process and methodology behind this assessment and the mitigation development is provided below.

This analysis began with an initial screening of the Town’s private golf courses that are adjacent or “fairly proximate to one or more incorporated villages”, which includes The Woodmere Club, Rockville Links Club and Hempstead Golf and Country Club. Existing zoning and lot sizes of these courses were reviewed to develop a potential residential yield for each course. Residential development at any of these courses could have the potential to impact local traffic and increase demand for community services (including schools, police, fire/EMS and local utilities).

However, during this initial screening, it became evident that The Woodmere Club, in addition to its proximity to the Villages of Woodsburgh and Lawrence, featured an increased number of environmental and cultural resources that have the potential to be impacted by residential build-out. The Rockville Links Club and Hempstead Golf and Country Club are not affected by these resources (and associated regulations). Due to its low-lying coastal location, The Woodmere Club is located adjacent to NYS DEC mapped tidal wetlands and is subject to coastal flooding (both from storm surge and heavy rain events). Due to the presence of these tidal wetlands, NYS DEC identifies The Woodmere Club and surrounding area as ‘Natural Communities Vicinity’ – which identifies areas within one-half mile of a Significant Natural Community. Looking towards the future, this low-lying area would also be significantly impacted by even modest amounts of sea-level rise (projections based on New York State’s science-based projections of sea-level rise - 6 NYCRR Part 490, Projected Sea-level Rise). In addition, the majority of The Woodmere Club features a very shallow depth to groundwater¹ – as low as one foot in several areas. NYS DEC also indicates the potential for Rare Plants and Animals on certain portions of The Woodmere Club. Finally, the New York State Office of Parks, Recreation and Historic Preservation has identified the potential for archaeological sensitive areas within the area.

The significance of the potential environmental impacts and development constraints associated with the Woodmere Club resulted in the recommendation to include two additional coastal private golf courses within the Town – Inwood Country Club and The Golf Club at Middle Bay. Similar to The Woodmere Club, the Inwood Country Club and The Golf Club at Middle Bay each contained all of the environmental constraints discussed above. However, these two courses also feature NYS DEC-mapped tidal wetlands on the actual golf course property (which also designates these areas as NYS DEC Significant Natural Communities). As discussed above, the presence of these wetlands, and existing regulations associated with development in the tidal wetland adjacent area (*6 CRR-NY Part 661 Tidal Wetlands--Land Use Regulations*) played a significant role in this analysis. Regulated Tidal Wetlands areas are subject to strict standards in terms of lot area, elevation, impervious cover, stormwater management and ecological considerations. In addition, even when Tidal Wetlands are protected by NYS DEC, they also fall under the jurisdiction of the United States Army Corps of Engineers (USACE) – necessitating additional regulatory coordination among these agencies. All three of these courses are also located within the New York State Coastal Area Boundary, which was established by the New York State Coastal Management Program in accordance with the requirements of the Coastal Zone Management Act of 1972. This is an important regulatory designation, as the New York State Coastal Management Program not only seeks to regulate coastal activities within its

¹ United States Geological Survey (USGS) Hydrologic Conditions Maps for Long Island, NY, 2013.

purview; it also works to coordinate existing programs and regulations associated with the coastal area.

Due to the overall environmental sensitivity and development constraints associated with these coastal areas, this report focuses on these three privately-owned coastal golf courses. Ultimately, the Rockville Links Club and Hempstead Country Club were excluded from further analysis within this expanded environmental assessment, as the environmental and cultural resources affecting the coastal courses are not present at the Rockville Links Club and Hempstead Country Club. However, the potential residential conversion of these courses could still result in impacts to local traffic and circulation, as well as local community services (including schools and public infrastructure). Additionally, while the Rockville Links Club and the Hempstead Country Club are both surrounded by incorporated villages (Village of Rockville Centre and the Village of Hempstead, respectively), the existing zoning districts of these villages are far more dense than the incorporated village zoning regulations along the coastal areas (i.e., Village of Lawrence and Village of Woodsburgh). As such, it is recommended that the Town consider additional future studies at these courses, focusing on the potential for impacts to traffic and community services and conformance with the surrounding village zoning districts.

Municipal golf courses were not included in the study, as the Town does not anticipate any future development on these courses.

An overview of three coastal courses analyzed is provided below:

- The Inwood Country Club (Figure 1) comprises approximately 165.8 acres located in the southwestern portion of the unincorporated area of the Town of Hempstead.
- The Woodmere Club (Figure 2) comprises approximately 118.4 acres, and is located in the southwestern portion of the Town of Hempstead. 55 acres are located within the Town of Hempstead, 22.9 acres are within the Village of Lawrence, and 40.5 acres are within the Village of Woodsburgh.
- The Golf Club at Middle Bay (Figure 3) comprises approximately 148 acres, and is located in the south-central portion of the unincorporated area of the Town of Hempstead.

This assessment presents the following for these three courses: 1) potential residential yield analysis, 2) potential impacts of the potential residential use upon traffic, economics, parking, infrastructure, community services and environmental and cultural resources, and 3) proposed local law provisions for potential residential conversions. In addition, a detailed real estate and economic analysis (*Town of Hempstead Golf Course Real Estate Impact Analysis*) was prepared to examine potential impacts related to local market conditions, tax revenues and municipal expenditures. While projections from this analysis are included throughout this Expanded Environmental Assessment, a full copy of the analysis is provided in Appendix B.

Figure 1 – Inwood Country Club

Figure 2 – The Woodmere Club

Figure 3 – Golf Club at Middle Bay

Inwood Country Club

Inwood, NY



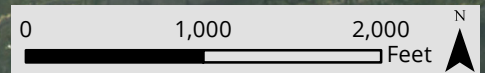
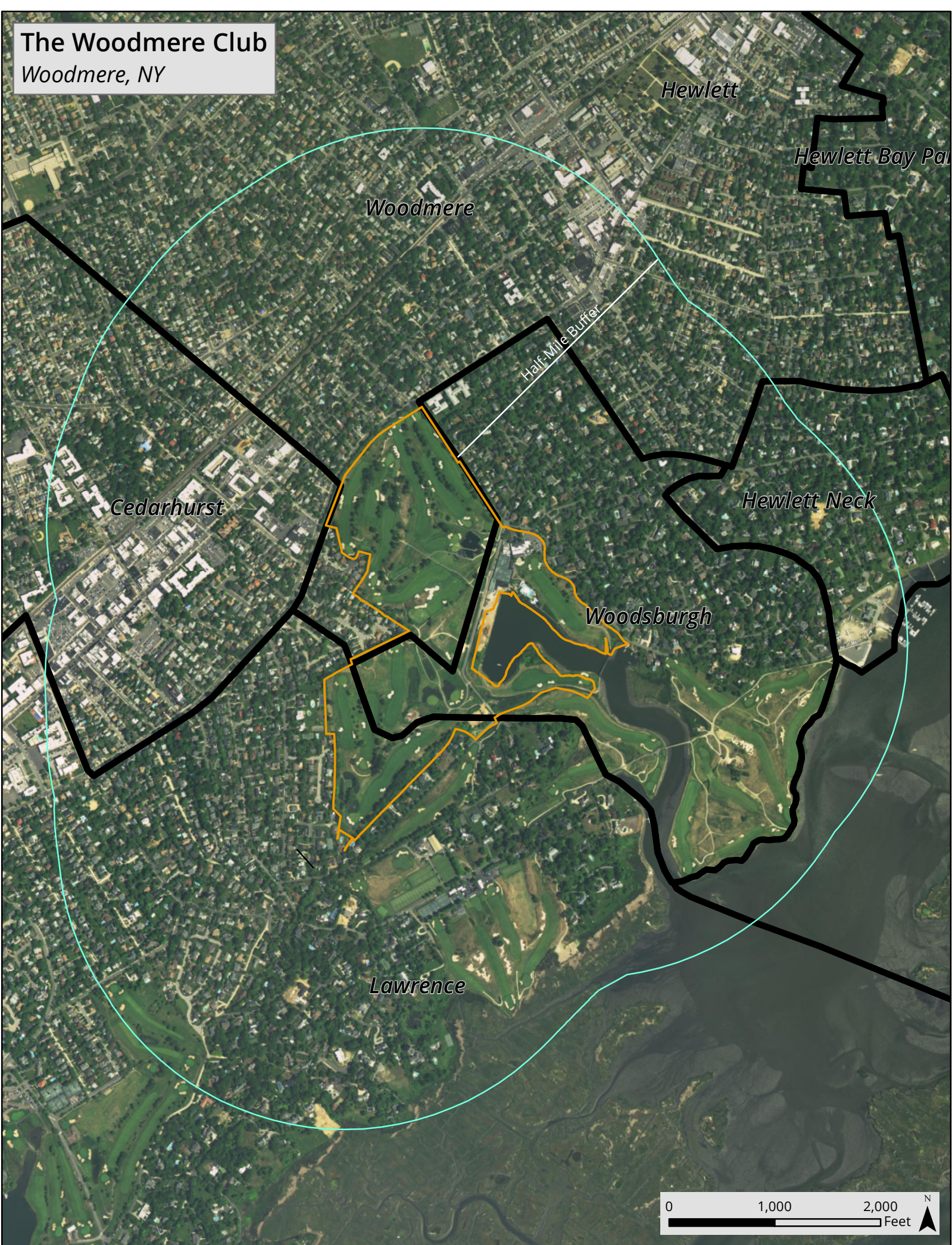
Half-Mile Buffer

Inwood

Lawrence



The Woodmere Club
Woodmere, NY



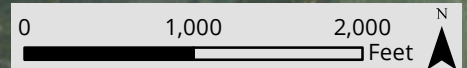
The Golf Club at Middle Bay
Oceanside, NY

Baldwin

Half-Mile Buffer

Baldwin Harbor

Oceanside



2. Conversion Analysis

The analysis was initiated with a review of residential zoning in the incorporated and unincorporated areas where the golf courses are located as well as the areas surrounding the three privately-owned waterfront courses (The Woodmere Club, Inwood Country Club and The Golf Club at Middle Bay). For each course and its surrounding area the existing zoning uses, density, and dimensional regulations were identified. Known environmental constraints that could limit future development such as tidal wetlands, flood zones, sea-level rise, stormwater management, archaeological sensitivity, and natural habitats were researched. A development utilization factor was then developed for each of the courses (see Section 2.2) by performing a prototype residential yield analysis, and then using the development utilization factor together with identified environmental constraints to determine the potential residential development at each golf course.

2.1. Zoning Analysis

2.1.1. Town of Hempstead Zoning Districts

The three coastal golf courses are currently located within the B Residence District. Surrounding areas that are within the Town are predominantly located within the A Residence District, the B Residence District, or the C Residence District. The Building Zoning Ordinance Sections for these Residence Districts are provided in Appendix A, with key criteria and permitted uses summarized below in Table 2-1.

Table 2-1: Permitted Uses in Town A, B, and C Residence Districts

A Residence District	B Residence District	C Residence District
Single-family detached dwelling or senior residence	Single-family detached dwelling or senior residence	Single-family or two-family detached dwelling or senior residence
Agriculture or nursery, provided that there is no display for commercial purposes or advertisement on the premises	Agriculture or nursery, provided that there is no display for commercial purposes or advertisement on the premises	Agriculture, greenhouse, nursery
Municipal recreational use	Municipal recreational use	Municipal recreational use
Railway passenger station	Railway passenger station	Railway passenger station
		Telephone exchange
		Golf course

Of note, each of these courses is in the B Residence District, which does not expressly permit private golf courses.

Permitted accessory uses in the A, B and C Residence Districts, incidental to the permitted uses, include a private garage; professional office or studio of a doctor,

dentist, masseur, teacher, artist, architect, real estate broker, engineer, musician, or lawyer; or rooms used for home occupations such as dressmaking, millinery, or similar handicrafts.

Overall, these three residential districts are fairly similar in terms of dimensional regulations. As such, each district provides for relatively comparable densities and development patterns. Dimensional regulations are summarized as follows:

Table 2-2: Dimensional Regulations in the A, B, and C Residence Districts

	A Residence District	B Residence District	C Residence District
Height (residential)	2.5 stories, 30 feet	2.5 stories, 30 feet	2.5 stories, 30 feet
Height (other uses)	3 stories, 45 feet	3 stories, 45 feet	4 stories, 50 feet
Building Area	25%	27.5%, 30% including decking	27.5%, 30% including decking
Front yard	Varies, generally 30 – 50 feet	Varies, generally 25 – 40 feet	Varies, generally 20 – 35 feet
Side yard	Varies, 15 – 35 feet in aggregate	Varies, 15 – 35 feet in aggregate	Varies, 15 – 35 feet in aggregate
Rear yard	Varies, generally 25 feet, minimum 15 feet	Varies, generally 25 feet, minimum 15 feet	Varies, generally 25 feet, minimum 15 feet
Minimum Lot Area	6,000 square feet	6,000 square feet	6,000 square feet
Minimum Lot Width	60 feet	55 feet	50 feet

2.1.2. Inwood Country Club

The Inwood Country Club is located in the unincorporated portion of the Town of Hempstead, within the Town's B Residence District. Lands directly adjacent to the Club are B Residence, C Residence, and Industrial, with commercial districts and an Urban Renewal District within one quarter mile (Figure 4).

2.1.3. The Woodmere Club

The Woodmere Club is located in three municipalities: the unincorporated portion of the Town of Hempstead, the Village of Lawrence, and the Village of Woodsburgh (Figure 5).

- Within the unincorporated portion of the Town of Hempstead, the Woodmere Club is located in the B Residence District, with A Residence, B Residence, and C Residence Districts in the immediate surrounding area.
- Within the Village of Lawrence, the Woodmere Club is located in the Residence AA zone. Residence AA District regulations generally include 40,000 square foot lot area, 150-foot frontage, and 4,800-square foot building area coverage. Districts

within one quarter mile of the Hempstead portion within the Village of Lawrence include Residence AA, Residence BB, and Residence C1.

- Within the Village of Woodsburgh, The Woodmere Club is located in the Residence 1A zone. Residence 1A District regulations generally include 43,560-square foot lot area, 150-foot frontage, and 5,440 square-foot maximum floor area. Districts within one quarter mile of the Hempstead portion within the Village of Woodsburgh include Residence 1A, Residence A, Residence B, Residence C, and Residence D.

2.1.4. The Golf Club at Middle Bay

The Golf Club at Middle Bay is located in the unincorporated portion of the Town of Hempstead, within the Town's B Residence District. Lands directly adjacent to the Golf Club at Middle Bay are B Residence, with an area of C Residence District within one quarter mile (Figure 6).

2.2. Development Utilization Factor

To determine the approximate number of lots that could be developed under existing zoning on each golf course, a multi-step analysis was performed, as follows:

1. Determine the overall acreage.
2. Determine the acres of wetlands, if applicable.
3. Deduct the wetlands area to determine a net developable acreage.
4. Estimate the area required for stormwater management, using 8 inches of stormwater storage (the standard Nassau County requirement) and an average runoff coefficient of 50% surface runoff. The required area for stormwater basins reflects the storage volume. The capacity of a basin is equal to its effective volume: overall surface area multiplied by effective depth. Stormwater basins would likely vary in size, as their effective depths are site-specific to keep the bottom of the basin at least two feet above groundwater. The three courses were analyzed with an effective depth of 3 feet due to the presence of shallow groundwater.

It is noted that a developer could apply for a waiver for less storage (typically for 5 inches rather than 8) and/or could utilize creative stormwater management options (e.g. permeable pavement, rain gardens). These would be site-specific conditions that would have to be analyzed at the time of development.

5. The acres needed for stormwater management were deducted from the net developable acres.
6. Any areas within the tidal wetlands adjacent area (300-foot offset) were designated for 20,000 square foot lots in accordance with NYS DEC requirements, while the remaining areas were designated for 6,000 square foot lots.

Based on these steps, portions of all three courses were laid out using the AutoCAD Civil3D parcel tool. The overall yield of the three courses revealed the following average lot/acre utilization factors:

- 5 lots per acre for 6,000 square foot lots
- 1.8 lots per acre for 20,000 square foot lots

These utilization factors were applied to all three courses to estimate the number of lots that could potentially be developed based on lot size alone, before other features are considered. Actual lot layout and yield will depend on many additional factors that would be determined and analyzed during the subdivision development phase, such as road layout, drainage design, topography, etc. This analysis also did not deduct any areas that could potentially have archaeological or ecological constraints, as these are unknown without detailed studies and would be addressed on a site-specific basis at the time of development. Therefore, these utilization factors indicate estimated potential yield and they are intended to be approximate or order of magnitude values.

2.3. Conversion Yield

Using the methodology outlined above, the following development yields were calculated for the land within the Town of Hempstead for the three golf courses. Wetland areas and drainage areas were subtracted from total acreage to develop the 20,000 sf and 6,000 sf lot acreages and yields.

Table 2-3: Calculated Development Yields

Course	Total Acres	Wetland Acres	Drainage Acres	20,000 sf Lot Acreage	6,000 sf Lot Acreage	20,000 sf Lots	6,000 sf Lots	Total lots
Golf Club at Middle Bay	148.0	12.6	15.0	53.7**	66.7	96	333	429
Inwood Country Club	165.8	46.9	13.2	55.7**	50.0	100	249	349
Woodmere Club*	55.0	0	6.1	0	48.9	0	244	244
Total	368.8	59.5	34.3	0.0	165.6	196	826	1,022

*Land within the Town of Hempstead.

**Land area regulated by NYS DEC requiring minimum 20,000 sf lot size.

At the Woodmere Club, there is the potential for 41 additional one-acre lots in the Villages of Woodsburgh and Lawrence under existing zoning regulations. The zoning regulations within these villages are not anticipated to change.

3. Potential Impacts

The potential addition of 349 new homes at the Inwood Country Club, 285 homes at The Woodmere Club (244 within the unincorporated area of the Town of Hempstead and 41 within the Villages of Woodsburgh and Lawrence) and/or 429 homes at The Golf Club at Middle Bay could result in the potential for significant adverse environmental impacts within the Town of Hempstead and surrounding villages. The following is a high-level review of several of the more important environmental and cultural resources and likely potential adverse impacts. It is anticipated that any future golf course conversion to residential use would require a separate and more detailed SEQRA review for the development of each of the courses.

Each of these categories is based on the conversion to single-family home subdivisions.

3.1. Environmental Constraints

There are numerous environmental constraints that can affect the residential yield and development implementation for the three golf courses.

3.1.1. Tidal Wetlands

All three of the golf courses contain, or are substantially contiguous to tidal wetlands. Two of the golf courses, Inwood Country Club and the Golf Club at Middle Bay, have significant areas of wetlands and/or wetland adjacent areas within their boundaries. No development is allowed within mapped wetland areas, and development restrictions apply within the adjacent areas (generally a 300-foot buffer from the wetlands boundary). The development restrictions include a 20,000-square foot minimum lot area, a 75-foot setback from the wetland, and a maximum 20 percent lot coverage. A permit from the New York State Department of Environmental Conservation (NYS DEC) is required for any development within tidal wetland adjacent areas. Additional coordination is required with the United States Army Corps of Engineers (USACE), as USACE maintains jurisdiction over tidal wetlands, even if they are protected by NYS DEC.

A summary of the relevant land use regulations (6 CRR-NY 661.6 Subsections 1; 4-7) associated with tidal wetlands is provided below:

(1) The minimum setback of all principal buildings and all other structures that are in excess of 100 square feet (other than boardwalks, shoreline promenades, docks, bulkheads, piers, wharves, pilings, dolphins, or boathouses and structures typically located on docks, piers or wharves) shall be 75 feet landward from the most landward edge of any tidal wetland.

(4) Not more than 20 percent of the adjacent area, as such term is defined in this Part, on any lot shall be covered by existing and new structures and other impervious surfaces. Provided, however, this paragraph shall not be deemed to prohibit the coverage of 3,000 square feet or less of adjacent area on any individual lot, lawfully existing on August 20, 1977, by existing and new structures and other impervious surfaces.

(5) The minimum lot area for any principal building constructed within the area regulated by this Part, which minimum lot area shall include any wetland portion and any adjacent area portion of such lot, shall be as follows:

(i) 20,000 square feet where such principal building will be served by a public or community sewage disposal system; and

(6) Notwithstanding the minimum lot size provisions contained in paragraph (5) of this subdivision, the clustering of principal buildings utilized for residential purposes, including multiple family dwellings, shall be permitted at the request of an applicant for a permit under this Part in order to encourage the maintenance of undeveloped areas in or adjoining tidal wetlands. Provided, such clustering procedure shall in no case result in more principal buildings on the area regulated by this Part than would be permitted by the application of the minimum lot size criteria in paragraph (5) of this subdivision.

(7) The minimum setback of all hard surface driveways, roads and parking lots and similar impervious surfaces exceeding 500 square feet in size on the property involved, overhead utility line poles and railroads, shall be 75 feet from any tidal wetland...Further provided, this provision shall not be applicable to any portion of a regulated activity that involves a crossing or direct access to a tidal wetland on the subject property.

At the Inwood Country Club, of the 165.79 acres, approximately 46.9 acres (28.3%) are tidal wetlands (undevelopable), and approximately 62.68 acres (37.8%) are within the adjacent area (development restrictions), leaving 56.21 acres (33.9%) without tidal wetland restrictions (Figure 7). Overall development yield is further limited by drainage requirements, which are accounted for in Table 2-3 (above).

At the Golf Club at Middle Bay, of the 148 acres, approximately 12.58 acres (8.5%) are tidal wetlands (undevelopable), and approximately 60.41 acres (40.8%) are within the adjacent area (development restrictions), leaving 75.01 acres (50.7%) without tidal

wetland restrictions (Figure 8). Overall development yield is further limited by drainage requirements, which are accounted for in Table 2-3 (above).

3.1.2. Sea-Level Rise

All three courses are located on low-lying coastal areas, principally built upon filled marshland. Topographic maps using United States Geological Service (USGS) Light Detection and Ranging (LiDAR) show that elevations on all three courses are quite low, with The Golf Club at Middle Bay being the lowest (see Figure 14 - Figure 16). These areas would be particularly vulnerable to any impacts associated with sea-level rise. Perhaps the most significant impact associated with sea-level rise is an increased exposure to flooding – both from storm surge events (see Section 3.1.3 below) as well as typical rain events and high tides. It is well documented that the New York region has been experiencing rising sea-levels, approximately one foot since 1900.² Looking toward the future, even utilizing the most conservative/modest estimate for Long Island’s projected sea-level rise, these coastal areas would be impacted by rising seas. New York State’s adopted, science-based projections of sea-level rise are presented in Table 3-1 below.

Table 3-1: NYS DEC Long Island Region Sea-Level Rise Projects³

Time Interval	Low Projection	Low-Medium Projection	Medium Projection	High-Medium Projection	High Projection
2020s	2 inches	4 inches	6 inches	8 inches	10 inches
2050s	8 inches	11 inches	16 inches	21 inches	30 inches
2080s	13 inches	18 inches	29 inches	39 inches	58 inches
2100	15 inches	21 inches	34 inches	47 inches	72 inches

3.1.3. Storm Surge and Flooding

All three courses were substantially inundated by Superstorm Sandy. Both the location of the courses and the existing topography of these coastal areas make storm surge a major concern for any future residential development. Maps showing the extent of storm surge from Sandy are provided in Figure 11 - Figure 13.

In response to persistent flooding along the back bays of the south shore of Long Island, an interagency agreement between the United States Army Corps of Engineers (USACE), New York State Department of Environmental Conservation (NYS DEC),

² National Oceanic and Atmospheric Administration (NOAA). Tidal Station: The Battery, NY.

³ 6 NYCRR Part 490, Projected Sea-level Rise. *(based on New York State’s science-based projections of sea-level rise)*

and Nassau County was signed in October 2016 to begin the *Nassau County Back Bays* coastal storm risk management feasibility study. All three courses are within the study area for this project.

In addition, the majority of land area of these three courses is located within the National Flood Insurance Program (NFIP) Special Flood Hazard Area (SFHA), which is commonly-referred to as the 100-year floodplain. Maps showing the extent of the 100 year floodplain at all three courses, as well as associated base flood elevations (BFE), are provided in Figure 17 - Figure 19.

3.1.4. Ecology

Inwood Country Club and the Golf Club at Middle Bay courses contain areas identified on the NYS DEC Environmental Resource Mapper (ERM) as Significant Natural Communities, and The Woodmere Club contains an area identified as a Significant Natural Community Vicinity (indicating the presence of a nearby Significant Natural Community). These Communities are designated as such due to the presence of tidal wetlands, which can serve as a critical habitat to many coastal species. The NYS DEC ERM also indicated that all three courses have the potential for Rare Plants and/or Animals. Development of any of the golf courses would require ecological studies to determine if there would be development constraints associated with these rare plants and/or animals. Therefore, the impact of these potential issues on the development of these golf courses is unknown at this time. At such time when an application is put forth, an ecological analysis would be done to determine any impacts. For the purposes of this report, the future site-specific analysis may reduce the number of residential lots that could be developed (Figure 9).

3.1.5. Cultural Resources

The Inwood Country Club, The Woodmere Club, and the Golf Club at Middle Bay are all located in within areas mapped by the New York State Office of Park, Recreation, and Historic Preservation (OPRHP) as potential archaeological sensitive areas. This does not indicate definite archeological resources, but rather, that this resource should be investigated during subsequent SEQRA review. Prior to any development at these golf courses further consultation with OPRHP would be required. The OPRHP environmental review process⁴ is described below:

⁴ <https://parks.ny.gov/shpo/environmental-review/>

“The Environmental Review program is an interdisciplinary process that involves all SHPO [State Historic Preservation Office] program areas. Project review is conducted in two stages. First, the Survey and Evaluation assesses a property to determine whether or not it is listed in the New York State or National Registers of Historic Places. If not, it is evaluated to determine whether or not it meets the criteria to be included in the registers. If listed or determined eligible for listing, then the second stage of the review is undertaken. This portion of the review involves the staff of the Technical Services Unit who determine whether or not the proposed action/project will have an impact/effect on the qualities of the property that make it eligible. For projects that involve new construction or the significant expansion of existing buildings, the project will also be reviewed by the staff of the Archeology Unit who determine whether or not the project site falls within a known area of archeological sensitivity. If so, they will request phased surveys to determine the extent of the potential impact.”

The overall impact and magnitude of these potential issues on the development of these golf courses is generally unknown at this time. As such, at the time an application is put forth, further analysis would be required to determine any potential impacts. These analyses could include archeological investigations, ecological surveys and site-specific flood/sea-level rise modeling.

Assessed individually, any one of these potential environmental or cultural impacts has the potential to be significant. However, there is also the potential for cumulative impacts associated with these resources. Any potential cumulative impacts would be a critical part of any future development/site-specific SEQRA analysis. For the purposes of this report, it is anticipated that the future site-specific analysis may reduce the number of residential lots that can be developed.

Figure 4 – Inwood Country Club Zoning Map

Figure 5 – The Woodmere Club Zoning Map

Figure 6 – The Golf Club at Middle Bay Zoning Map

Figure 7 – Inwood Country Club Wetlands Map

Figure 8 – The Golf Club at Middle Bay Wetlands Map

Figure 9 – Environmental Resources Map

Figure 10 – Cultural Resources Map

Figure 11 – Superstorm Sandy Surge Extent: Inwood Country Club

Figure 12 – Superstorm Sandy Surge Extent: The Woodmere Club

Figure 13 – Superstorm Sandy Surge Extent: The Golf Club at Middle Bay

Figure 14 – USGS LIDAR Elevation Data: Inwood Country Club

Figure 15 – USGS LIDAR Elevation Data: The Woodmere Club

Figure 16 – USGS LIDAR Elevation Data: The Golf Club at Middle Bay

Figure 17 – NFIP Flood Map: Inwood Country Club

Figure 18 – NFIP Flood Map: The Woodmere Club

Figure 19 – NFIP Flood Map: The Golf Club at Middle Bay

Inwood Country Club

Inwood, NY

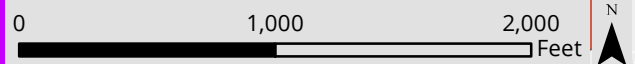
Town of Hempstead Zoning

- RES B
- RES C
- BUS (X)
- IND
- LM
- MAR
- URD

INWOOD
COUNTRY
CLUB

Grass
Hassock

Quarter-Mile



The Woodmere Club

Woodmere, NY

Cedarhurst Zoning TOH Zoning

APT	RES A
GB	RES B
PPD	RES C
R-1	
R-2	

THE WOODMERE CLUB

B

1A

1A

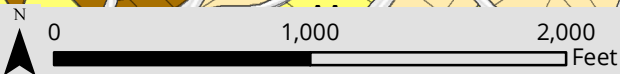
2A

2A

Quarter-Mile

Lawrence Zoning Woodsburgh Zoning

A	1A
AA	2A
B	A
BB	B
C1	C
C2	D

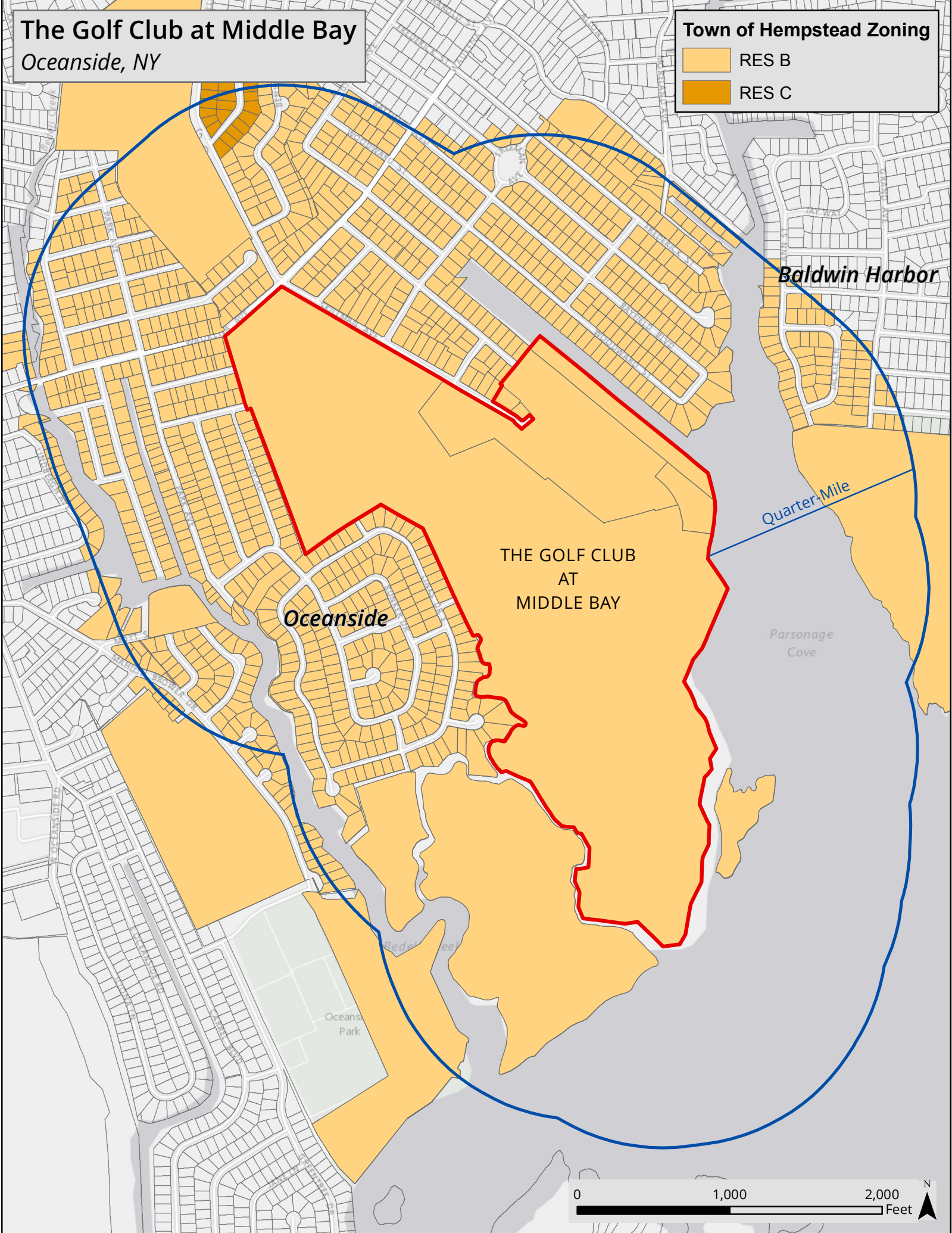


The Golf Club at Middle Bay

Oceanside, NY

Town of Hempstead Zoning

- RES B
- RES C



Baldwin Harbor

Quarter-Mile

THE GOLF CLUB
AT
MIDDLE BAY

Oceanside

Parsonage
Cove

Oceanside
Park

0 1,000 2,000 Feet

Inwood Country Club

Inwood, NY



Inwood CC
Total Parcel Size:
165.79 Acres

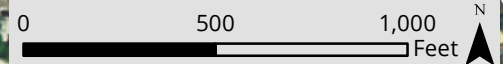
46.9
Acres

62.68 Acres

56.21 Acres
(Remaining Area)

NYS DEC Tidal Wetlands

-  Inwood Country Club Boundary - 165.79 Acres
-  Tidal Wetlands Area - 46.9 Acres
-  300' Tidal Wetlands Juris. Area - 62.68






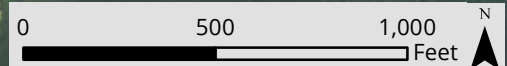
The Golf Club at Middle Bay

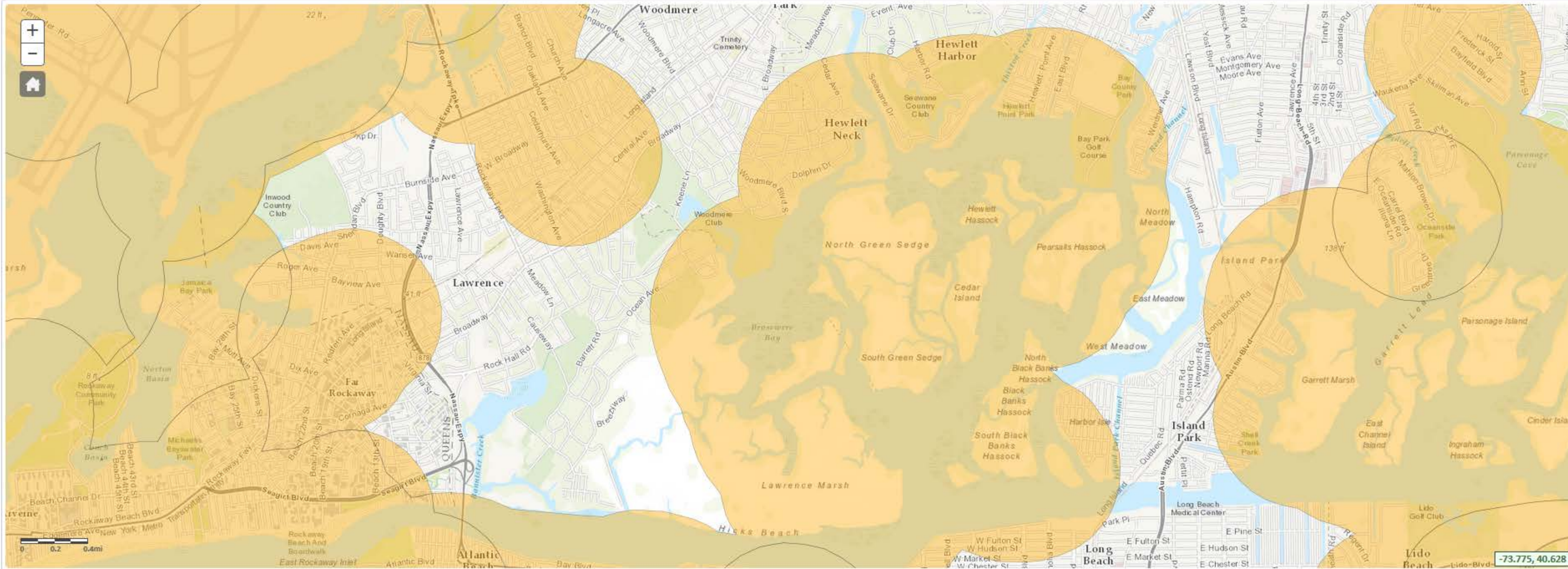
Oceanside, NY

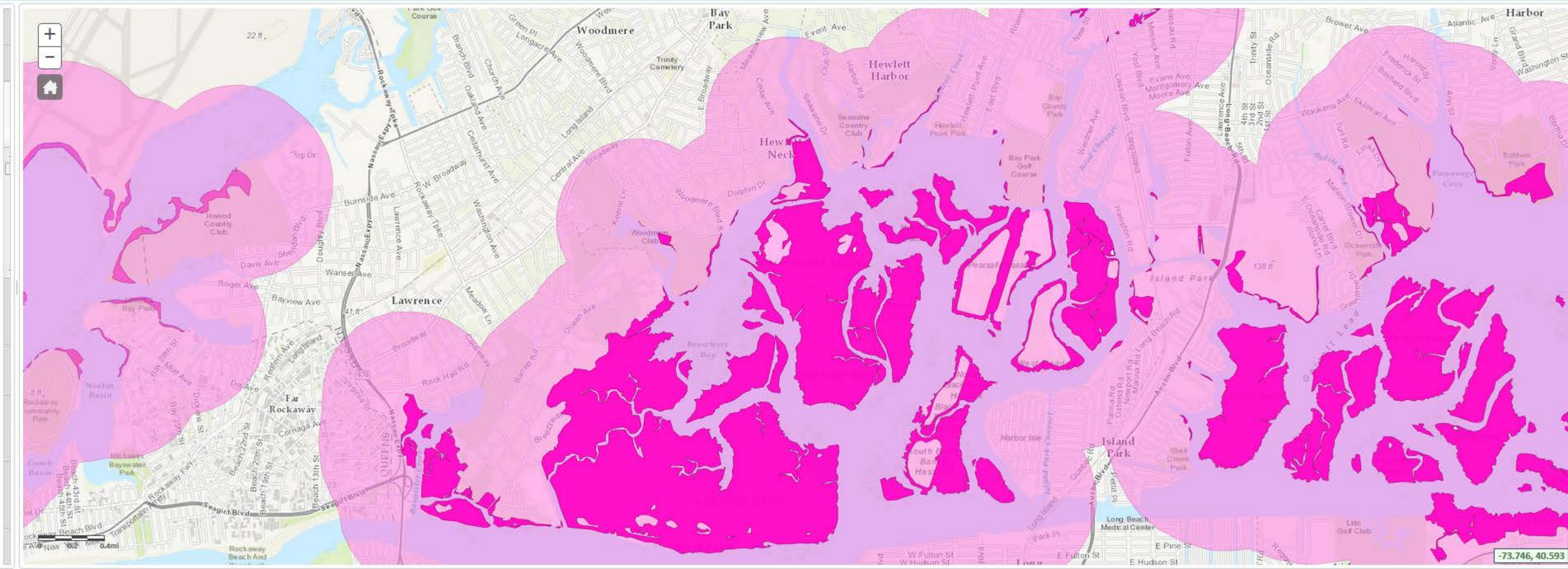


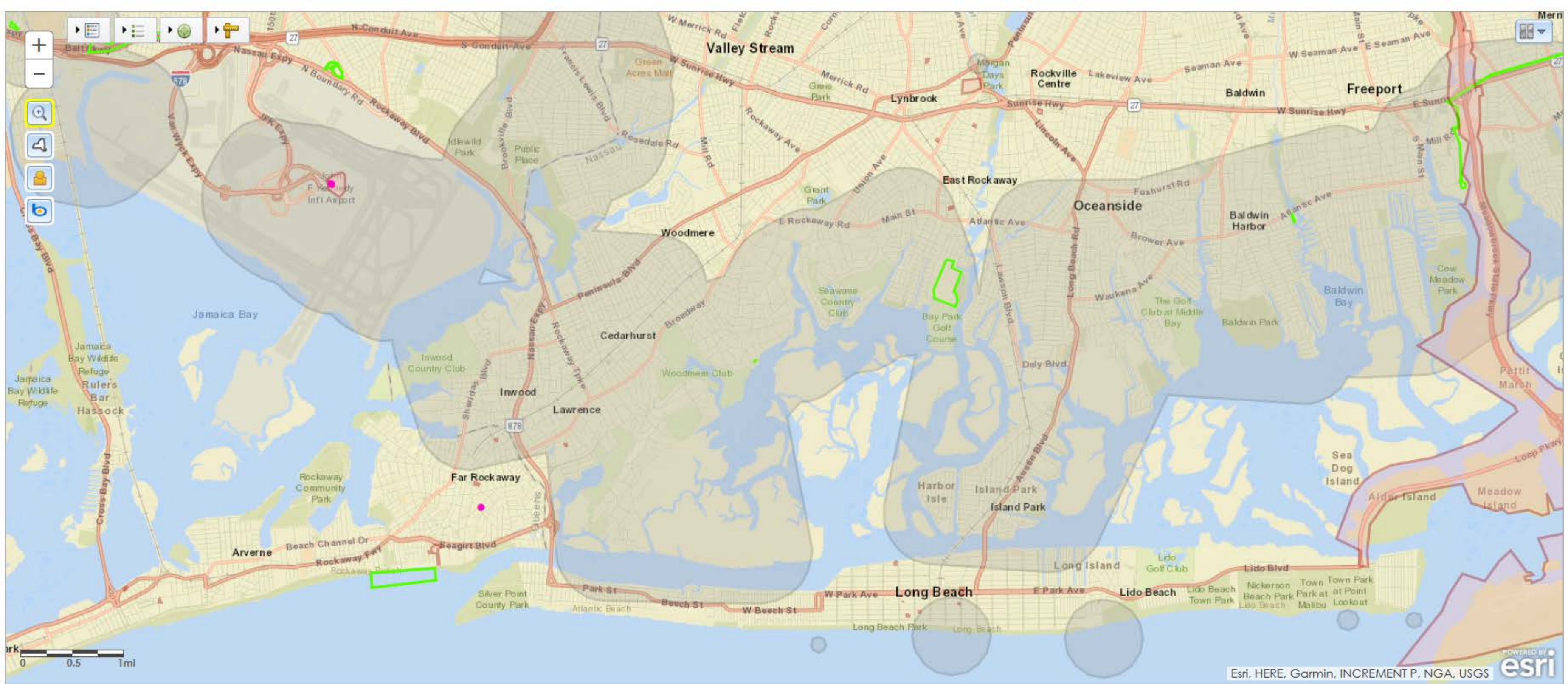
NYS DEC Tidal Wetlands

-  Golf Club at Middle Bay Boundary - 148 Acres
-  Tidal Wetlands Area - 12.58 Acres
-  300' Tidal Wetlands Juris. Area - 60.41 Acres









Inwood Country Club

Inwood, NY

FEMA-Verified Superstorm Sandy Inundation



-  Inwood Country Club Boundary
-  Superstorm Sandy Surge Extent

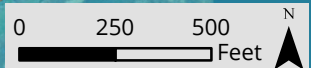


The Woodmere Club

Woodmere, NY

FEMA-Verified Superstorm Sandy Inundation



-  The Woodmere Club Boundary
-  Superstorm Sandy Surge Extent

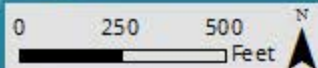


The Golf Club at Middle Bay

Oceanside, NY

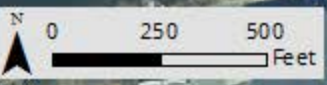
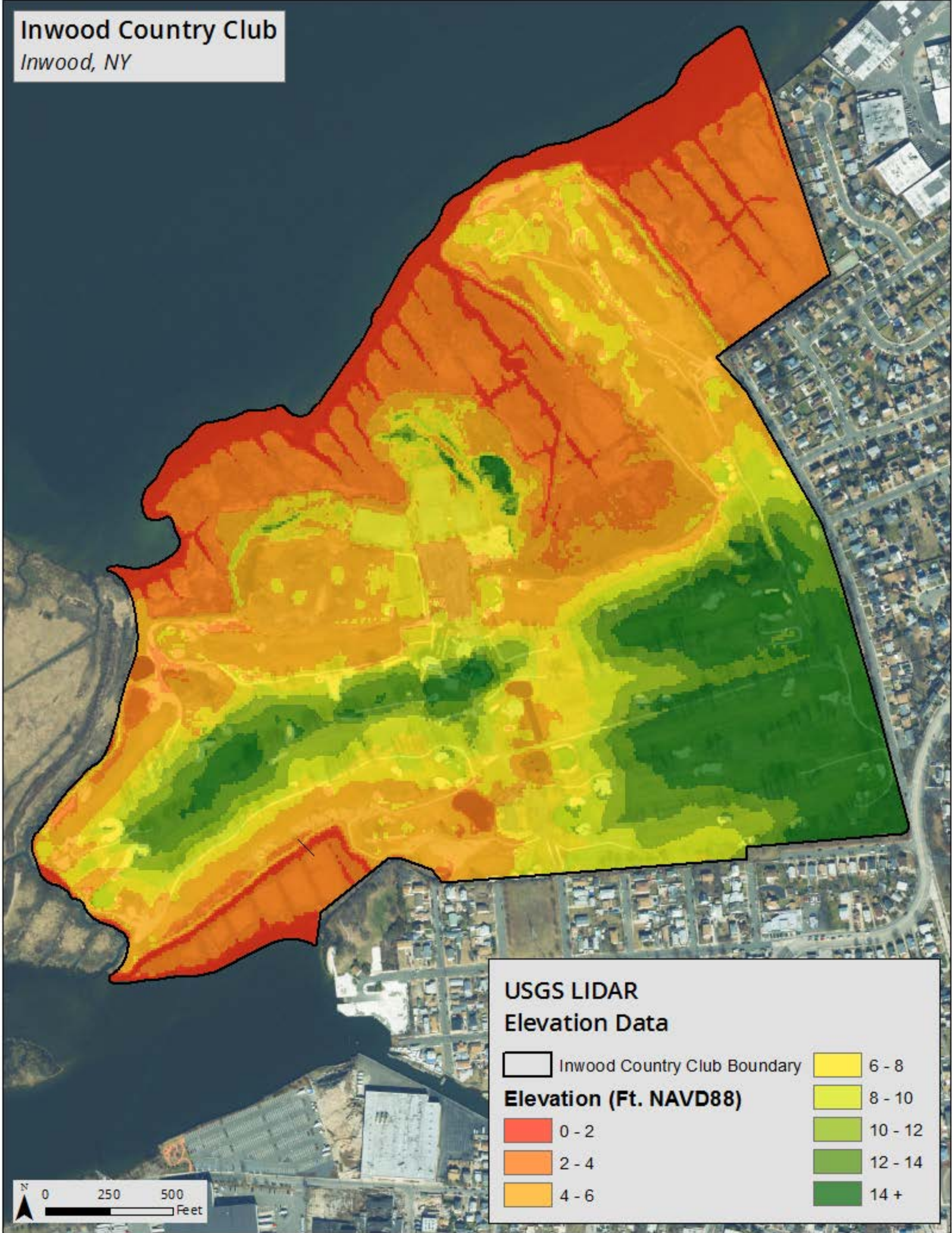
FEMA-Verified Superstorm Sandy Inundation

-  The Golf Club at Middle Bay Boundary
-  Superstorm Sandy Surge Extent

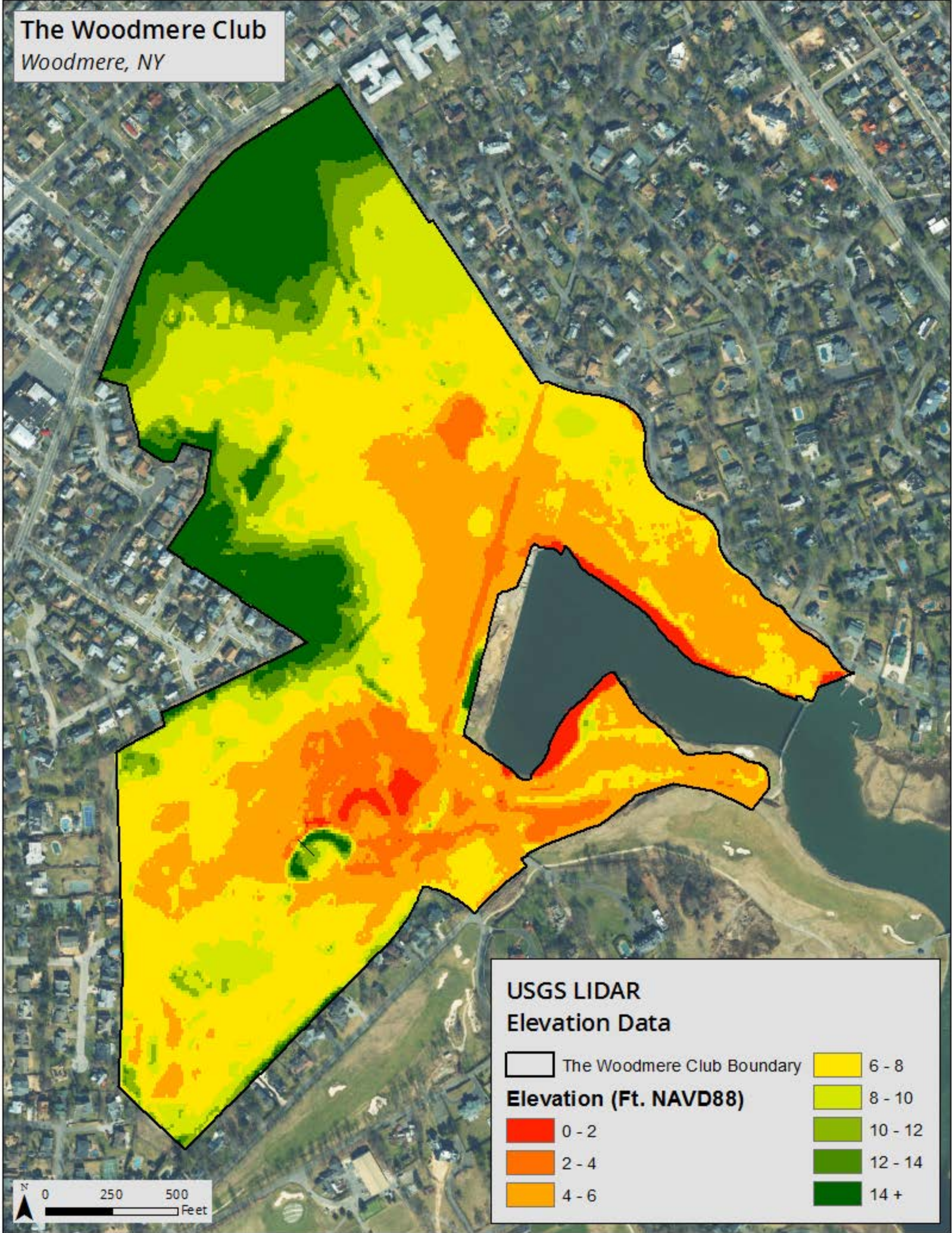


Inwood Country Club

Inwood, NY



The Woodmere Club
Woodmere, NY




**USGS LIDAR
Elevation Data**

 The Woodmere Club Boundary


Elevation (Ft. NAVD88)

 0 - 2

 2 - 4

 4 - 6

 6 - 8

 8 - 10

 10 - 12

 12 - 14


 14 +

N
0 250 500
Feet

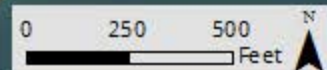
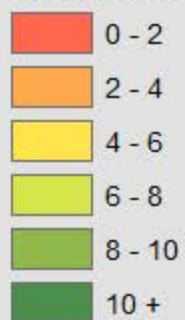
The Golf Club at Middle Bay

Oceanside, NY

USGS LIDAR Elevation Data

 The Golf Club at Middle Bay Boundary

Elevation (Ft. NAVD88)




Inwood Country Club

Inwood, NY


BFE: 9


BFE: 9

National Flood Insurance Program (NFIP) Flood Map

 Inwood Country Club Boundary


Base Flood Elevation (Ft. NAVD88)

 9

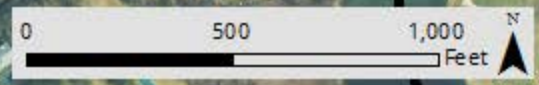
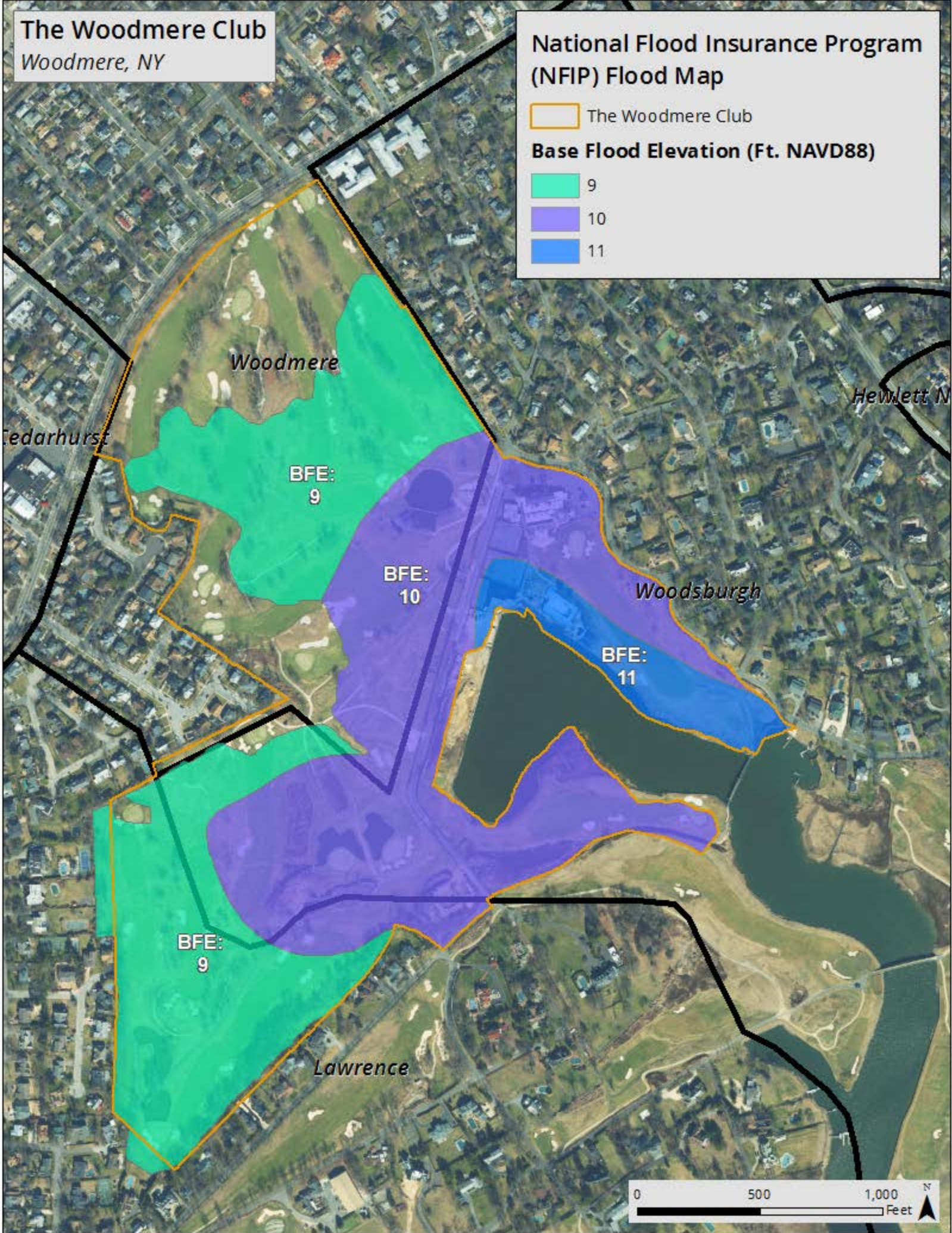
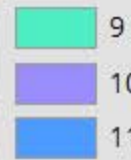
0 500 1,000 Feet 

The Woodmere Club
Woodmere, NY

**National Flood Insurance Program
(NFIP) Flood Map**

 The Woodmere Club

Base Flood Elevation (Ft. NAVD88)



The Golf Club at Middle Bay

Oceanside, NY

BFE:
8

BFE:
10


BFE:
9

BFE:
12






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10

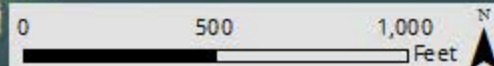
BFE:
11

National Flood Insurance Program (NFIP) Flood Map

 The Golf Club at Middle Bay Boundary

Base Flood Elevation (Ft. NAVD88)

-  8
-  9
-  10
-  11
-  12



4. Proposed Mitigation

The foregoing analysis indicated that conversion of golf courses under existing zoning could have the potential for significant adverse impacts in many areas, including environmental and cultural resources, community character, schools, traffic, and economics.

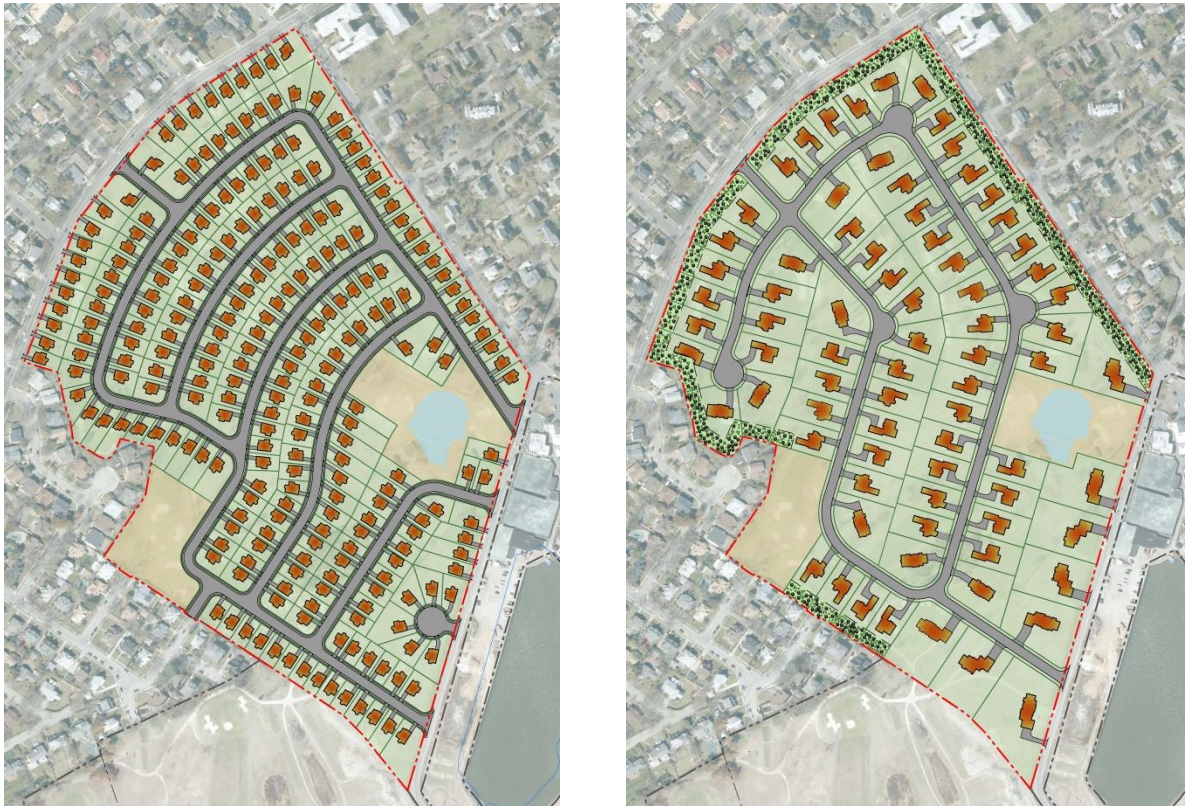


Figure 20: Comparative Representative Subdivision Layouts at The Woodmere Club – Existing vs. Proposed Zoning

In order to reduce these impacts, it is proposed to amend the Town Zoning Code to create the GC Golf Course Coastal Residence District (GC) (Appendix A). Principally, the proposed GC District has been developed to more closely align local Town zoning and land development regulations with existing federal and state environmental regulations – particularly NYS DEC tidal wetland regulations. As discussed earlier in this assessment, the existing tidal wetlands regulations set forth in *6 CRR-NY 661 Tidal Wetlands – Land Use Regulations*, provide for a variety of development requirements, including lot area, elevation, impervious cover, stormwater management, as well as ecological considerations. Proposed mitigation strategies are summarized below:

- When a lot is located adjacent to a low-density zoning district (40,000 square foot minimum lot area or greater) of a neighboring village, require the perimeter housing lots to be

consistent with the dimensional regulations promulgated by the neighboring municipality for that district. For example, portions of The Woodmere Club are located within the Villages of Woodsburgh and Lawrence - with each portion requiring minimum lot areas of 43,560 square feet and 40,000 square feet, respectively. In this instance, the perimeter lots adjacent to the Village would be required to have a minimum lot area of 40,000 square feet to be consistent with the character of the area.

- Where land adjoins a major road, or where the adjacent zoning specifies lot sizes smaller than 40,000 square feet, create a 50-foot perimeter conservation buffer area.
- The remainder of the land not set aside for drainage, roads, wetlands, or other environmental issues would be developed with a minimum lot size of 20,000 square feet per building lot.
- Increase gross square footage from 3,300 square feet (maximum height: 30 feet/2 ½-stories, 27.5% building area) on 6,000 square foot lots to:
 - 7,000 (up to 10,000)⁵ square feet (max. height: 32 feet/2 ½-stories, 17.5% building area) on 20,000 square foot lots.
 - 9,600 (up to 13,000)⁶ square feet (max. height 34 feet/2 ½-stories, 12% building area) on 40,000 square foot lots.
 - Note that height within a Special Flood Hazard Area (100-year floodplain) is regulated by §352(H) of the Town of Hempstead Building Zone Ordinance, except that the maximum height restriction of § 352(H)(3) shall be superceded by the maximum heights set forth in § 76.24 of the proposed GC Golf Course Coastal Residence District (GC).
- Implement Low Impact Development (LID) principles. LID principles provide for enhanced stormwater management by addressing stormwater on a smaller, lot-by-lot basis. Rather than just setting requirements for overall subdivision stormwater management, the implementation of LID would require stormwater management solutions on each individual building lot (in addition to stormwater management for the overall property development). This approach will reduce large point source discharges, thereby reducing strain on public infrastructure and reducing localized flood impacts. LID principles are incorporated in the GC Golf Course Coastal Residence District (GC) through the inclusion of the following requirements:

^{5, 6} Height within a Special Flood Hazard Area shall be measured from the official FEMA-mapped base flood elevation plus two feet (freeboard requirement). In such instances, overall gross square footage could increase as non-habitable spaces can be constructed below the base flood elevation. However, as this additional space does not permit additional bedrooms, bathrooms or other living space, this additional square footage is not anticipated to result in any additional impacts.

- Set maximum lot coverages for impervious surfaces of 35% for 20,000 square foot lots (7,000 square feet) and 25% for 40,000 square foot lots (10,000 square feet). Town Code does not currently regulate impervious lot coverage.
- Require that a minimum of 50% of any additional lot coverage beyond the building area comprise permeable pavement systems.
- Require that each building lot will provide for the collection, storage and recharge of stormwater on-site, with no surface or roof runoff being directed off of each individual lot. This system shall be sized, at a minimum, for the volumetric design of a three-inch rainfall event, based on the one-year, 24 hour storm event in New York State.

With the new proposed zoning district, the yields would be as follows:

Table 4-1: Potential GC Golf Course Coastal Residence District (GC) Yields

Course	Potential Lots Under Current Zoning	40,000 sf Lots Under Proposed Zoning	20,000 sf Lots Under Proposed Zoning	Total Lots Under Proposed Zoning	GSF Under Current Zoning	GSF Under Proposed Zoning
Inwood Country Club	349*		190	190	1,521,700	1,330,000
Woodmere Club (TOH)	244	8	69	77	805,200	559,800
Woodmere Club (Villages)	41	41	N/A	41	393,600	393,600
Golf Club at Middle Bay	429*		216	216	1,770,900	1,512,000
Total	1,063	49	475	524	4,491,400	3,795,400

* Land area regulated by NYS DEC requiring minimum 20,000 sf lot size in tidal wetland adjacent areas. Under current zoning, Inwood Country Club comprises 100 20,000 sf lots and the Golf Club at Middle Bay comprises 96 20,000 sf lots.

The alignment of the proposed mitigation with existing federal and state regulations would provide for greater consistency in terms of both future development patterns and environmental protection. As shown in Table 4-1, significant portions of these courses are required to comply with NYS DEC tidal wetlands regulations under existing conditions. Applying consistent regulations across all three of the courses would improve protection of the courses' sensitive environmental resources, while also improving zoning and land use consistency between the Town of Hempstead and neighboring incorporated villages. The reduction in the potential number of lots would significantly lessen potential adverse significant impacts. The increase in gross square feet allowable on each lot would allow for larger homes, which would be consistent with neighboring village residential areas. Section 5.1 below provides a summary of key economic findings related to the proposed GC Golf Course Coastal Residence District (GC). Sections 5.2 - 0 describe the reduction in impacts to schools, taxes, traffic, and community services.

4.1. Alternative Potential Mitigation Strategies

The proposed mitigation (the proposed GC Golf Course Coastal Residence District (GC)) was developed to better align with existing federal and state environmental regulations and provide consistency with zoning of adjacent incorporated villages. However, there are several additional potential mitigation strategies that have been preliminary analyzed by the Town, which could provide for relief from the potentially significant impacts identified under the existing zoning redevelopment scenario.

Creation of a Local Park District

One of the initial options analyzed by the Town was the potential conversion of golf courses to municipal parkland. Given the overall acreage and waterfront locations of these golf courses, as well as the permissible uses within the Residence B District (a municipal park is an allowable use), this alternative was initially considered, however, based on the following factors, it was determined infeasible. As overall acreages of the courses are quite large, ranging from approximately 118 acres (The Woodmere Club) to 166 acres (Inwood Country Club), a municipal park located at one of these sites would be regional in nature and feature a full spectrum of activities and facilities. Such a park would be open to all residents in the Town (approximately 770,367 residents) and would require significant programming and events (i.e., athletic fields, youth leagues, regional events etc.).

Based on these parameters, the overall cost of acquisition, development, debt service, operations/maintenance and periodic facility improvements would be very significant expenses for the Town. Such a facility would also not produce tax revenues.

Therefore, the overall cost of developing a new regional municipal park, along with the elimination of tax revenues from these properties, would likely result in a significant adverse fiscal impact to the Town. Such a use would significantly increase some of the more localized potential impacts, such as traffic, noise, visual impacts (i.e., lighting/equipment for athletic fields) and significant site disturbances associated with athletic fields.

While the regional municipal park has been determined to be infeasible for the Town, the Town has expressed willingness to consider the possibility of a local park district at these golf courses. The establishment of such a district would require a significant amount of additional feasibility analysis, as it would comprise a multi-step process involving both local residents, property owners and the Town. Following this process, a public referendum would have to pass to allow the formation of the park district. As such, a separate study focusing on the specifics of the park district would be needed to further advance this concept.

Cluster/Conservation Subdivision Layout

Given the sensitive environmental and cultural resources located at each course, the use of cluster or conservation subdivision layouts is also a potential alternative to standard residential subdivision layouts. Cluster or conservation subdivisions aim to preserve open space and protect environmentally-sensitive areas by grouping (or siting) development away from the most vulnerable areas. It is particularly useful in areas prone to natural hazards (such as flood-prone areas). This type of layout can be regulated in several ways and may include development incentives to preserve identified sensitive areas. As there are several options for implementation of cluster/conservation subdivisions, additional evaluation of this concept must be explored prior to codification.

Senior/Assisted Living Development

The Town also explored alternate land uses at the three golf courses – including potential senior/assisted living facilities. While such land uses are often classified as lower intensity uses with reduced impacts to community services (particularly to schools), there are several potential impacts that could be significant under this development scenario. Compared to single-family homes, senior/assisted living facilities typically require a higher level of density - and as a result, generally feature increased building height and bulk. In addition, the daily operations of these facilities, which would include both dedicated staff and visiting services, could potentially increase local traffic levels. Finally, while any new development would be required to comply with federal flood regulations, it is generally considered poor planning to purposefully place vulnerable populations in a hazard-prone area. Based on these potential impacts, it was determined that dedicated senior/assisted living facilities would not be appropriate at these coastal locations.

5. Comparative Impact Analysis

5.1. Real Estate Impact Analysis

4ward Planning was engaged to analyze and identify the prospective real estate value impact on surrounding residential property values, as well as real property tax revenue impacts related to the potential conversion of three private golf courses to single-family residential development. The *Real Estate Impact Analysis* assesses the potential residential conversion under both the existing and proposed zoning. Key findings from this analysis are presented below, with the full analysis is provided in Appendix B.

Golf Course Conversion Will Influence Nearby Residential Values

The conversion to residential development of any of the three golf courses examined will influence the value of the housing units which immediately abut the course or enjoy a significant vista of the course. The influence in value (positive or negative and the degree of each) is dependent upon the type and scale of residential development which would replace the subject golf course.

Conversion Under Existing Residential B Zoning will Create a Negative Fiscal Impact

Given the relatively high density of housing units to be permitted under the existing Residence B Zoning District (a large number of 6,000 square foot lots), the conversion of any of the three golf courses under currently permitted zoning is not likely to improve the property values of nearby housing units and may, in fact, slightly lower values. Further, and based on an analysis performed to examine the fiscal implications of full build-out under the existing Residence B Zoning, municipal and local school district service costs associated with each of the three golf course conversion scenarios examined are projected to exceed real estate tax revenues generated by the new development.

Conversion to the Proposed GC Zoning District Demonstrates Positive Impacts

Based on proposed larger housing units and lot sizes (mostly 20,000 square foot lots); conservation buffers and highly landscaped private and public spaces), the conversion of any of the three golf courses under the proposed GC Zoning is projected to have a modest positive influence of nearby housing values, as well as create net positive fiscal impacts for the Town and local school district (e.g., projected annual tax revenues will easily exceed projected annual service costs for both the Town and local school district).

Golf Course Adjacency is Not a Statistically Significant Predictor of House Value

Regression analysis performed, which included a dummy variable indicating whether or not a residential property was located adjacent to a golf course, indicates that golf course adjacency has little predictive power on the value of a house. That is to say that the value results identified for all three golf course housing areas are random when isolating for just the influence that golf course adjacency has on housing values. Further, the regression analysis shows that housing adjacent to The Woodmere Club (the neighborhood exhibiting the highest price properties) exhibits the lowest premium for said housing – indicating that above a certain house value (\$700,000), adjacency to a golf course has little influence on housing values. However, it should be understood that the regression analysis performed is simply stating that a house value premium for golf course adjacency is inconclusive, given the data examined. It is not suggesting that no houses enjoy a value premium of some sort (see the Appendix of *Real Estate Impact Analysis* for further explanation of this issue).

Well Landscaped Areas with Large Buffers Create Value for Nearby Housing

An examination of third party research literature demonstrates that newly redeveloped residential areas which feature large shade trees and large vegetative buffers create incremental value on nearby existing housing. The proposed Golf Course Zoning District is to have such landscaping, with the proposed code calling for 50-foot conservation buffer along streets and adjoining single-family properties within the unincorporated area of the Town. Further, this conservation buffer area will be required to be improved with native evergreens (20 per lot) and native shade trees (6 per lot).

House Size and Bathrooms Demonstrate Strong Predictive Power on House Value

The regression analysis performed, unsurprisingly, demonstrates larger houses and more bathrooms are strongly correlated with a higher property value, all other things being equal. This phenomenon was observed for all three golf course communities examined. While lot size (in terms of square footage) demonstrates a positive relationship, the strength of the relationship (its correlation coefficient) is observed to be relatively weak and, therefore, deemed less predictive of housing value than house size and bathroom count.

5.2. Schools

The following table compares the number of new school children that would be projected to be generated from golf course conversions to single family home subdivisions under existing and proposed zoning and wetlands constraints. It should be noted that the Rutgers demographic multipliers used to make these projections assume that approximately 20% of school age children will attend private schools. However, the exact percentage of school-aged children who attend private schools can vary significantly between school districts. While this level of data is generally not publicly available, several sources, including local community newspapers, have indicated that the Lawrence Union Free School District (UFSD) has a much higher rate (greater than 50%) of school-aged children attending private school.⁷ It is estimated that 7,000 school-aged children live in the district, with only 2,645 enrolled in the Lawrence UFSD in 2016. As such, the projections presented in this Expanded Environmental Assessment represent a conservative (or worst-case) scenario for number of public school children generated by new residential development.

Under the existing zoning redevelopment scenario, this analysis indicates a potential significant increase of nearly 1,100 public school-aged children, an average of 85 students per grade level (K-12). In the Lawrence School District, new school children could result in a 24% increase in school enrollment, with an average of over 50 new students per grade level.

⁷ <http://jewishweek.timesofisrael.com/five-towns-see-renewed-tensions-due-to-school-sale/>

The proposed mitigation would reduce the number of potential public school children by approximately 50%.

Additional analyses regarding projected school children and public service cost impacts are presented in below in Section 5.3 below, with greater detail provided in the *Comparative Fiscal Analysis* section of the *Town of Hempstead Golf Course Real Estate Impact Analysis*, which is found in Appendix B.

Table 5-1: Comparison of Potential School Children

Course	School District	Potential New Public School Children Under Existing Zoning	Potential New Public School Children Under Proposed Zoning	Current Enrollment	Percent Increase in Enrollment Under Current Zoning	Percent Increase in Enrollment Under Proposed Zoning
Inwood Country Club	Lawrence UFSD	352	192	2,645	24%	12%
Woodmere Club (TOH)	Lawrence UFSD	247	78			
Woodmere Club (Villages)	Lawrence UFSD	41	41			
Golf Club at Middle Bay	Oceanside UFSD	434	219	5,578	8%	4%
Total		1,074	530	8,223	13%	6%

Source: Projections: Residential Demographic Multipliers (New York). Rutgers University, Center for Urban Policy Research for New York. 2006; Enrollment: <https://data.nysed.gov/lists.php?type=district>

5.3. Taxes

The following table indicates the existing school taxes and the school taxes projected to be generated from golf course conversions to single family home subdivisions under existing and proposed zoning and wetlands constraints.

Table 5-2: Comparison of Generated School Taxes

Course	Existing School Taxes	Projected School Taxes Under Current Zoning	Projected School Taxes Under Proposed Zoning	Projected School District Costs Under Current Zoning	Projected School District Costs Under Proposed Zoning
Inwood Country Club	\$ 122,600	\$4,873,592	\$4,363,390	\$9,620,650	\$5,248,718
The Woodmere Club	\$ 114,014	\$ 4,308,704	\$5,377,398	\$7,871,078	\$3,251,300
Golf Club at Middle Bay	\$ 122,600	\$8,618,613	\$6,527,142	\$7,881,831	\$3,976,331
Total	\$ 359,214	\$ 17,800,909	\$16,267,930	\$25,373,559	\$12,476,349

The following table indicates the existing general taxes and the general taxes projected to be generated under existing and proposed zoning and wetlands constraints.

Table 5-3: Comparison of Generated General Town Taxes

Course	Existing General Taxes	Projected General Taxes Under Current Zoning	Projected General Town Taxes Under Proposed Zoning	Projected Municipal Costs Under Current Zoning	Projected Municipal Costs Under Proposed Zoning
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Inwood Country Club	\$ 172,215	\$ 1,716,584	\$ 1,536,880	\$848,864	\$461,958
Woodmere Club	\$ 122,741	\$ 1,712,844	\$ 2,137,683	\$693,584	\$287,268
Golf Club at Middle Bay	\$ 176,909	\$ 2,135,855	\$1,617,549	\$1,043,611	\$525,364
Total	\$ 471,865	\$5,565,283	\$5,292,112	\$2,586,059	\$1,274,590

While the overall tax revenues are slightly higher under current zoning (compared to development under proposed zoning), overall public service costs are also significantly higher under this scenario – particularly in terms of school taxes. Additional information regarding projected taxes and public service cost impacts are presented in the *Comparative Fiscal Analysis* section of the *Town of Hempstead Golf Course Real Estate Impact Analysis*, which is found in Appendix B.

5.4. Traffic

5.4.1. Adjacent Roadways

Cameron Engineering visited the local roads around each of the three courses to qualitatively identify the relative traffic, character, and width of local streets.

Inwood: This location is bounded by single-family homes on two sides, and by the water and the end of the peninsula on the other sides. Peppe Drive is a narrow residential street (Town road) with room for two-way traffic and parking on both sides of the street. The unposted speed limit is 30 mph. Bayswater Boulevard on the south side of the golf course is slightly wider than Peppe Drive but has the same overall configuration: one lane in each direction, parking on both sides of the street, and a 30 mph speed limit. Both streets are fronted by single-family residences. Donahue Avenue to the east of the property is one-way northbound during school hours (7:00 a.m.-4:00 p.m. on school days) and is also a Town road with a 30 mph speed limit.

The major roads nearest to the Inwood Country Club are Burnside Avenue-Sheridan Boulevard and Doughty Boulevard. Both streets are Nassau County roads with 30 mph speed limits. Burnside Avenue has two lanes in each direction plus turn lanes at key intersections; Doughty Boulevard has one lane in each direction, no turn lanes, and narrow shoulders on both sides except for part of a southbound segment that is wide enough to accommodate parking. The nearest published AADT on Sheridan Avenue is $\pm 30,000$ vehicles per day east of Doughty Boulevard (approximately 3,000 vehicles per hour).

Middle Bay: This location is bounded by Skillman Avenue, Waukena Avenue, and single-family residences. Skillman Avenue and Waukena Avenue are Town of Hempstead roadways with 30 mph posted speed limits. Skillman Avenue has one lane

in each direction and is wide enough to accommodate street parking on either side; it dead-ends at the Golf Club at Middle Bay. Parking is prohibited along the golf course frontage and at the south end of Skillman Avenue from 9:00 pm. to 6:00 a.m. Waukena Avenue has one lane in each direction and turning lanes at several intersections. Parking is generally restricted at all times on both sides of the street. When the traffic observations were performed, nearby portions of Waukena Avenue were being repaved. According to New York State Department of Transportation (NYSDOT) traffic counts, Skillman Avenue has $\pm 5,200$ vehicles per day in both directions, corresponding to about 500-550 vehicles per hour during the busiest hours of the week. There is no available daily volume data for Waukena Avenue.

Woodmere: This location is on Meadow Drive (name changes to Ivy Hill Road to the south), a Town road with two lanes and parking on one side of the street, with a 30 mph speed limit. The 24-hour volume is approximately 900 vehicles per day, roughly 80-90 vehicles during the busiest hours of the week. Railroad Avenue/Rutherford Lane is a Town road on the west side of the golf course; a short north section allows two-way traffic, while most of Railroad Avenue is a one-lane, one-way southbound roadway. The speed limit is 30 mph. Most of Railroad Avenue prohibits parking at all times, apart from the north section closest to the Woodmere Club access (Dan Driver Way). Railroad Avenue is frequented by golf carts. Sight lines are not very generous due to the curved alignment and the tall vegetation on one side of the street. The 24-hour traffic volume is slightly less than Meadow Drive: under 800 vehicles per day in both directions, or roughly 70-80 vehicles per hour during the busiest hours of the week. Both streets are fronted by single-family homes.

The nearest main roadway to access this area is Broadway, a Nassau County road which in the immediate vicinity has 1 lane in each direction, no turn lanes, and a 30 mph speed limit. Further northeast, Broadway widens to two lanes in each direction with limited street parking. Broadway is subject to periodic congestion.

Except for Broadway (near The Woodmere Club) and Burnside Avenue (near the Inwood Country Club), prevailing speeds were close to the posted limits, and the last cars in line at a red light could typically be served without waiting for multiple red lights. Based on this, most local streets would not be negatively impacted by additional traffic, but busier arterials in the area may notice some strain at specific intersections. Certain intersections may warrant turn lanes to accommodate additional traffic; this would be a recommended element of future traffic studies at each location.

The Woodmere Club is the only location fronted by narrow one-way streets (Railroad Avenue/Rutherford Avenue, Ivy Hill Road), so it is recommended that the SEQRA scope for redeveloping the Woodmere Club should include the need and feasibility of widening Railroad Avenue/Rutherford Avenue to accommodate two-way traffic.

While there is no set threshold which automatically indicates a traffic impact, higher net new trip generation typically increases the potential for traffic impacts on local streets, especially when many of the streets surrounding these sites have only one lane in each direction. Traffic impacts could include more delay at individual intersections, reduced travel speeds, and increased friction between through-moving drivers and turning drivers waiting to make their turns.

5.4.2. Comparative Analysis

Traffic generation would decrease significantly with the proposed zoning-related mitigation. Table 5-4 presents the vehicle trips under existing zoning, vs. the proposed zoning, with the percentages of traffic reduction (roughly 50 to 70% compared to typical activity levels).

Table 5-4: Comparison of Generated Trips

Course	Current Zoning Trips	Proposed Zoning Trips	Net Trip Reduction with Proposed vs. Existing Zoning
AM Peak Hour			
Inwood	254	143	50%
Middle Bay	310	161	59%
Woodmere	209	92	63%
PM Peak Hour			
Inwood	324	187	47%
Middle Bay	390	210	55%
Woodmere	270	122	61%
Weekend Peak Hour			
Inwood	319	178	51%
Middle Bay	391	201	55%
Woodmere	262	114	68%

The proposed zoning will lessen potential traffic impacts with much fewer trips generated. This is illustrated in the following three figures.

Figure 21 – Existing/Proposed Zoning Trip Generation Comparison (Inwood Country Club)

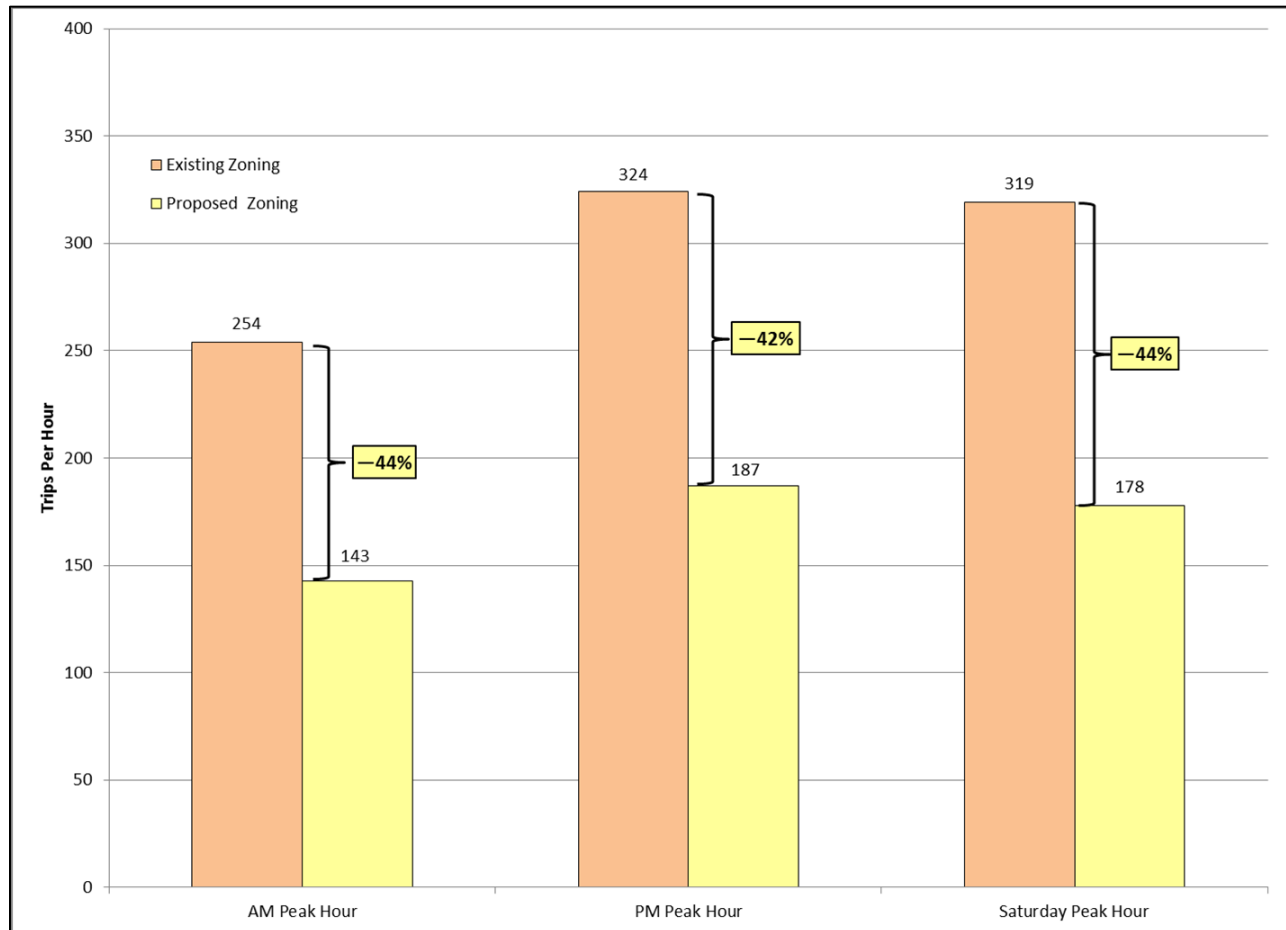


Figure 22 – Existing/Proposed Zoning Trip Generation Comparison (The Woodmere Club)

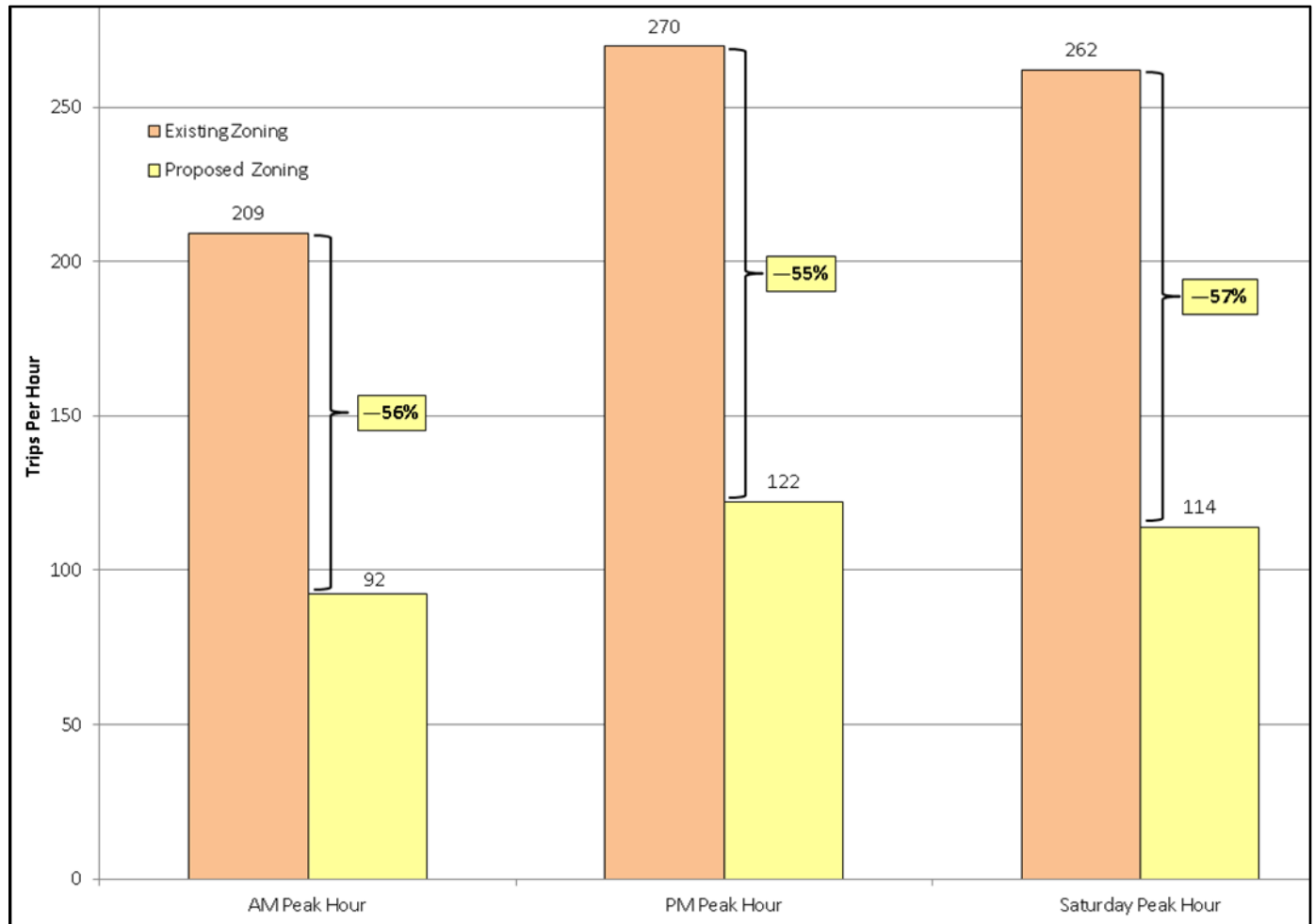
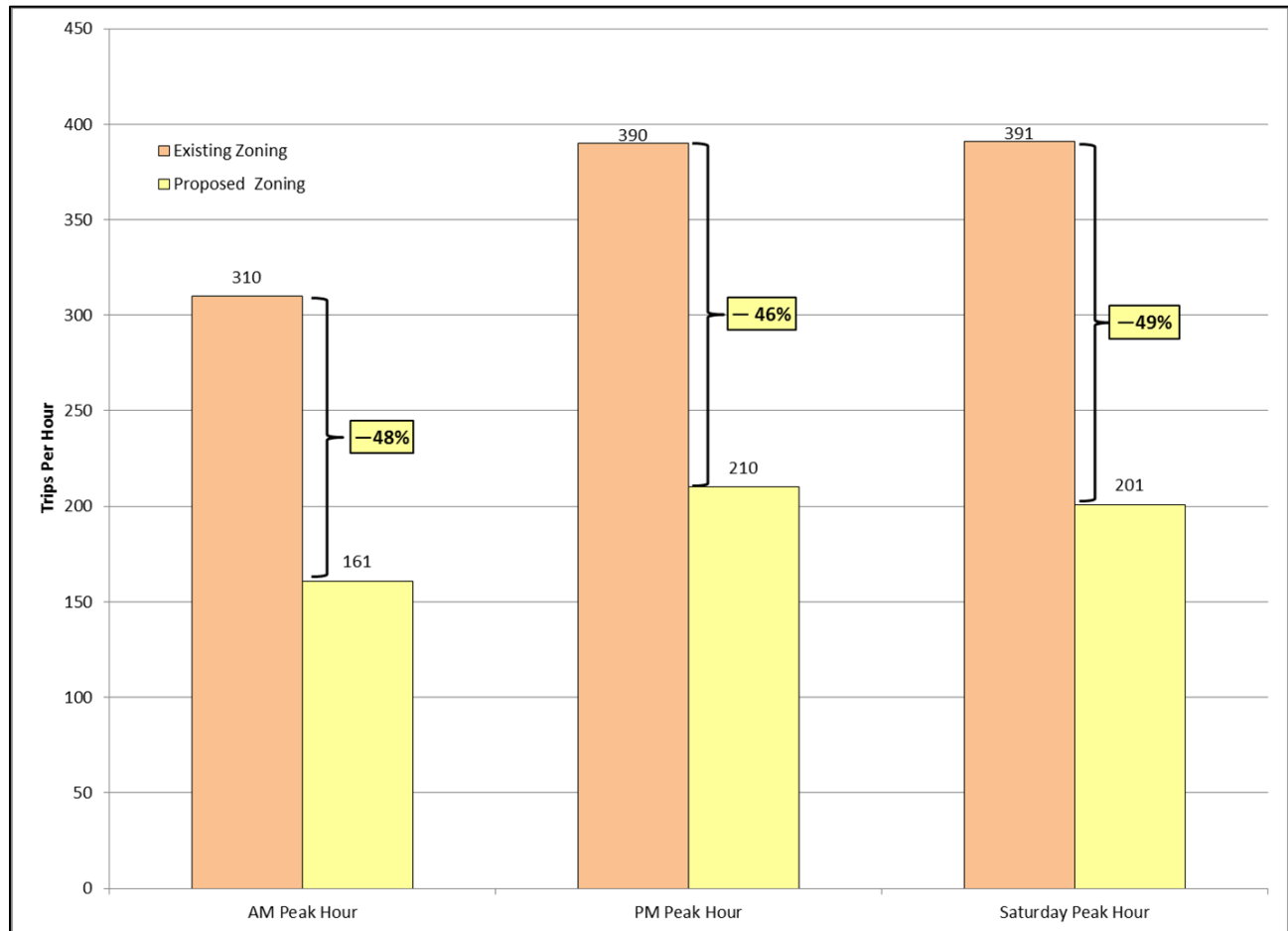


Figure 23 – Existing/Proposed Zoning Trip Generation Comparison (Golf Club at Middle Bay)



5.5. Community Services

5.5.1. Police, Fire, and EMS

The following table indicates the community service providers for the potential new single family home subdivisions under existing and proposed zoning and wetlands constraints.

Table 5-5: Community Service Providers

	Inwood Country Club	Woodmere Club	Golf Club at Middle Bay
Police	Nassau County 4 th Precinct	Nassau County 4 th Precinct	Nassau County 4 th Precinct
Fire and EMS	Inwood Fire Department	Woodmere Fire Department	Oceanside Fire Department
Current Homes Served (Fire & EMS)	1,883	3,364	10,446
Potential New Homes (Existing Zoning)	349	285	429
Percent Increase (Existing Zoning)	18.5%	8.5%	4.1%
Potential New Homes	190	118	216
Percent Increase (Potential Zoning)	10.1%	3.5%	2.1%

5.5.2. Water and Wastewater

Table 5-6 indicates the existing and estimated water demand (exclusive of irrigation) and wastewater generation projected under existing and proposed zoning and wetlands constraints.

Table 5-6: Water and Wastewater (Current and Proposed Zoning)

Course	Projected Water Use/Wastewater Flow (gpd) Under Current Zoning	Projected Water Use/Wastewater Flow (gpd) Under Proposed Zoning	Percent Increase in Water Use/Wastewater Flow Under Current Zoning	Percent Increase in Water Use/Wastewater Flow Under Proposed Zoning
Inwood Country Club	104,700	57,000	583%	272%
Woodmere Club (TOH)	73,200	23,100	15188%	4725%
Woodmere Club (Villages)	12,300	12,300	29%	29%
Golf Club at Middle Bay	128,700	64,800	606%	255%
Total	318,900	157,200	632%	261%

Source: Nassau County Department of Public Works. Minimum Design Sewage Flow Rates. 2008

5.5.3. Solid Waste

The following table indicates the estimated solid generation projected from golf course conversions to single family home subdivisions under existing zoning and wetlands constraints.

Table 5-7: Solid Waste (Current and Proposed Zoning)

Course	Proposed Solid Waste Generation (pounds/day) Under Current Zoning	Proposed Solid Waste Generation (pounds/day) Under Proposed Zoning	Percent Increase in Solid Waste Generation Under Current Zoning	Percent Increase in Solid Waste Generation Under Proposed Zoning
Inwood Country Club	4,483	2,441	1,495%	769%
Woodmere Club (TOH)	3,134	989	34,722%	10,889%
Woodmere Club (Villages)	527	527	201%	201%
Golf Club at Middle Bay	5,511	2,775	1,550%	731%
Total	13,655	6,732	1609%	743%

Based on residential rate of 3.5 lbs/capita/day

Source: Environmental Engineering. Salvato, Nemerow, Agardy. 2003.

5.5.4. Stormwater

The following table indicates the estimated impervious area projected from golf course conversions to single family home subdivisions under proposed and existing zoning and wetlands constraints. In addition to the reduction in impervious area on individual lots, the proposed zoning would comprise modified subdivision regulations designed to further reduce impervious cover associated with roads and sidewalks. While each course would utilize a different road layout (primarily due to site size, shape and other encumbrances), on average the proposed zoning would result in an overall reduction in roadway and sidewalk area by more than 47%, compared to development under existing zoning. The proposed roadways and sidewalks are included the impervious area coverages shown below in Table 5-8.

Table 5-8: Impervious Coverages (Current and Proposed Zoning)

Course	Lots Under Current Zoning	Total Lots Under Proposed Zoning	Total Impervious Area (sf): Current Zoning*	Total Impervious Area (sf): Proposed Zoning**	Permeable Surface Requirement (sf): Proposed Zoning	Percent Change in Impervious Area
Inwood Country Club	349	190	1,881,742	1,390,519	332,500	-26%
Woodmere Club (TOH)	244	77	1,138,770	492,600	141,550	-57%
Woodmere Club (Villages)	41	41	619,658	N/A	N/A	N/A
Golf Club at Middle Bay	429	216	2,245,473	1,581,559	378,000	-30%
Total	1,063	524	5,885,643	4,084,336	852,050	-31%

*Assumes 30-foot road width and two four-foot sidewalks.

** Assumes 30-foot road width and no sidewalks.

6. Conclusion

This Expanded Environmental Assessment documents potential significant environmental impacts associated with residential conversion at several of the Town's private golf courses. Overall, this EEA provides conversion analysis (residential conversion under existing zoning), potential impact analysis of residential conversion, identification of mitigation strategies and the formulation of proposed zoning amendments. This level of analysis allows for comparison between the existing zoning (no-action alternative) and the proposed zoning district, which was developed as a preliminary mitigative measure for the impacts associated with residential build-out under existing zoning.

Overall, the proposed mitigation aims to better align with existing state and federal environmental regulations, helping to preserve area character, quality of life and to protect and enhance property values both within incorporated villages and in the unincorporated areas of Town. The result is a more sustainable residential zoning district that will provide for contextual single family development that is responsive to environmental, cultural and physical conditions.

It is important to note that this assessment, nor the adoption of any related zoning amendments, would preclude the requirement for any future land subdivision/development to perform a full environmental review in accordance with the State Environmental Quality Review Act (SEQRA). In addition, any changes to Town zoning regulations would not supersede any existing federal or state regulations. The recognition of these existing environmental regulations was critical in the formulation of the proposed zoning district, as the proposed district has been designed to align with existing New York State Department of Environmental Conservation (NYS DEC) Tidal Wetlands regulations and allow for conformance with Federal Emergency

Management Agency (FEMA) National Flood Insurance Program (NFIP) requirements. Furthermore, the analysis and proposed mitigation contained herein should be considered preliminary steps in addressing any future development at these courses. As noted above, any development application would be subject to an additional, detailed SEQRA review and conformance with all other applicable regulations. It is likely that such applications would be required to develop more advanced mitigation beyond compliance with the proposed regulations of the GC Golf Course Coastal Residence District (GC).

Appendix A - Zoning

Article VIIB: GC Golf Course Coastal Residence District (GC)

Resolution No. 1541-2016 (Moratorium)

Existing A Residence Districts (A)

Existing B Residence Districts (B)

Existing C Residence Districts (C)

Article VIIB
GC Golf Course Coastal Residence District (GC)

Definitions:

GC Golf Course Coastal Residence District (GC): All privately-owned property within the New York State Coastal Boundary Area improved with a golf course, in existence on the effective date of this Article, including areas of the golf course, clubhouse building(s) and/or accessory buildings, structures, appurtenances or interior roads, pathways or other real property of any kind.

Lot coverage: The horizontal area of a lot covered by the roof areas of all buildings and/or structures, in addition to all other impervious surfaces, including but not limited to driveways, parking areas, patios, terraces, permeable pavement and paver systems and other similar features.

Permeable Pavement Surfaces: Pervious hardscape surfaces that allow for the infiltration of water into soils, helping to remove pollutants and recharge the water table. Examples of permeable pavement surfaces include pervious concrete, porous asphalt and permeable paving stones.

§ 76.17. Title.

This Article shall be known and cited as the "GC Golf Course Coastal Residence District (GC)".

§ 76.18. Purpose.

- A. The purpose of this article is to regulate residential development on certain private golf courses - allowing for the enhanced protection of the Town's sensitive environmental and cultural resources and the preservation of the residential neighborhoods - both within the unincorporated areas of the Town and neighboring incorporated villages. Three of the Town's privately-owned golf courses (Inwood Country Club, The Woodmere Club and The Golf Club at Middle Bay) are located directly on the water and within the New York State Coastal Boundary Area. All three courses are located in relatively vulnerable, low-lying coastal

areas, well within Special Flood Hazard Area (100-year floodplain). These courses are also impacted by shallow groundwater conditions. New York State Department of Environmental Conservation (NYS DEC) has identified the presence of Significant Natural Communities and Rare Plants and Animals on all three of these courses. In addition, significant portions of Inwood Country Club and The Golf Club at Middle Bay contain tidal wetlands that are regulated through the New York State Department of Environmental Conservation (NYS DEC) Tidal Wetland Act. All three courses have also been identified by the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) as archeologically sensitive areas. Given the presence of these environmental and cultural resources, the Town intends to regulate residential development in these areas to a lower level of density than permitted within the Residence B district. Additionally, this Article is beneficial from the standpoint of protecting nearby residential area character in such instances where a golf course is located adjacent to a neighboring incorporated village, in that density shall be regulated to ensure substantial consistency with the existing village zoning regulations. Green infrastructure elements shall be included in all residential development applications, incorporating a sustainable approach and low-impact development principles.

- B. The Town Board finds that the creation of this zoning district is in the public interest and that the provisions of this district are in the interest of the protection and promotion of the public health, general welfare and safety of the residents of the Town of Hempstead. The creation of this district is intended to preserve the Town's natural resources and environmental features, while also preserving the economic value of other properties in the neighborhood. Special consideration is provided for sustainable green infrastructure elements, which helps to mitigate flood impacts, preserve open space, reduce stormwater runoff and improve local water quality. The regulations contained within this article have been designed to be compatible and complementary with other land uses in the area and protect the character of the existing and developed residential communities.

§ 76.19. Applicability.

The GC Golf Course Coastal Residence District (GC) shall apply to all privately owned golf courses that are within the New York State Coastal Boundary Area. The Building Zone Map of the Town of Hempstead shall be updated by the Town Engineering Department to reflect lands which are by definition included within the GC Coastal Residence District. In a GC Coastal Residence District, the following regulations shall apply.

§ 76.20. Permitted uses.

A building may be erected, altered or used and a lot or premises may be used for any of the following purposes, and for no other:

- A. Single-family detached dwelling.
- B. Private golf course.

§ 76.21. Accessory uses.

Accessory uses on the same lot with and customarily incidental to any of the above-permitted uses, including a private garage, are permitted. This shall be understood to include the professional office or studio of a doctor, dentist, masseur, teacher, artist, architect, real estate broker, engineer, musician or lawyer, or rooms used for home occupations such as dressmaking, millinery or similar handicrafts, provided that the office, studio or occupational room is located in the dwelling in which the practitioner resides, and provided further that no goods are publicly displayed on the premises.

§ 76.22. Signs.

Such signs which are authorized under the provisions of Article XXIV are permitted.

§ 76.23. Excavations.

No excavations for purposes other than the construction of a driveway, walk, a permitted wall or building or part thereof or accessory thereto, or to

remove topsoil from one part of the lands of an owner to another part of the same premises, when such removal is necessary as an accessory use or improving said property, shall be made unless approved by the Board of Appeals.

§ 76.24. Height.

No building shall be greater in height than two and one half stories, with a maximum height of 32 feet in the case of lots with a minimum area of 20,000 square feet, and a maximum height of 34 feet in the case of lots with a minimum area of 40,000 square feet. Building height within a designated Special Flood Hazard Area shall be regulated by § 352(H) of the Town of Hempstead Building Zone Ordinance, except that the maximum height restriction of § 352(H)(3) shall be superceded by the maximum heights set forth in this § 76.24.

§ 76.25. Sustainable Green Infrastructure.

- A. Any building lot that abuts a perimeter property boundary of the GC Golf Course Coastal Residence District within the unincorporated portion of the Town of Hempstead, whether an existing street or interior property line abutting existing residential-zoned properties (as of the effective date of this Article), shall have a 50-foot conservation buffer area. The continuous 50-foot buffer area shall remain in its natural state, except as hereinafter augmented with required landscape plantings, and be maintained by the property owner. No storage of any items or structures, including fences, shall be permitted in the buffer area. Notwithstanding NYS DEC regulations for tidal wetlands and adjacent areas, the 50-foot conservation buffer shall be landscaped with a minimum of 20-evergreen trees (native northeast species) planted at minimum height of six feet and six native shade trees, planted at a minimum size of two-and-one-half to three-inch caliper. The maintenance of the landscaped buffer shall be the obligation of and performed by the property owner, and the Town shall have the right to enforce the maintenance of this area by any applicable legal, equitable or regulatory means.

- B. For all lots, impervious cover should be reduced to the maximum extent practicable and follow the regulations set forth in § 76.26 (Building area and lot coverage) below.
- C. Each building lot will be required to provide for the collection, storage and recharge of stormwater on-site, with no surface or roof runoff being directed off of each individual lot, and shall be sized, at a minimum, for the volumetric design of a three-inch rainfall event, based on the one-year, 24 hour storm event in New York State. Roof runoff will be piped underground, directly to storm water drywells, leaching galleys, and/or other accepted infiltration practice.
- D. Automatic irrigation systems utilizing smart controller technology shall be required in all new residential construction. All automatic irrigation systems shall also have rain and soil moisture sensors.
- E. All residential construction must comply with the Town's residential energy performance standards, set forth in § 86-44 (Home energy rating index requirements).
- F. The conservation buffer area shall be separated from adjacent residential yards by a six-foot fence, in accordance with the regulations set forth in § 76.31 (Fences).

§ 76.26. Building area and lot coverage.

- A. For a minimum lot size of 20,000 square feet, the building area shall not exceed 17.5% of the lot area. Overall, lot coverage shall not exceed 35% of the lot area. Green infrastructure is required through the utilization of Town-approved permeable pavement surfaces, which shall account for a minimum of 50% of any additional lot coverage beyond the building area.
- B. For a minimum lot size of 40,000 square feet, the building area shall not exceed 12% of the lot area. Overall, lot coverage shall not exceed 25% of the lot area. Green infrastructure is required through the utilization of Town-approved permeable pavement

surfaces, which shall account for a minimum of 50% of any additional lot coverage beyond the building area.

§ 76.27. Front yards.

- A. There shall be a front yard, the depth of which shall be at least 40 feet back of the street line for areas requiring a 20,000 SF minimum lot area and not less than 50 feet back of the street line for areas requiring a 40,000 SF minimum lot area.
- B. In case of a corner lot, a front yard shall be required on each street, and notwithstanding the foregoing, each front yard shall be not less than 40 feet for areas requiring a 20,000 SF minimum lot area and not less than 50 feet for areas requiring a 40,000 SF minimum lot area.

§ 76.28. Side yards.

- A. For areas requiring a 20,000 SF minimum lot area, there shall be two side yards, one on each side of the main building, the aggregate width of which shall be at least 40 feet. Neither side yard shall be less than 20 feet wide.
- B. For areas requiring a 40,000 SF minimum lot area, there shall be two side yards, one on each side of the main building, the aggregate width of which shall be at least 60 feet. Neither side yard shall be less than 25 feet wide.

§ 76.29. Rear yards.

- A. For areas requiring a 20,000 SF minimum lot area, there shall be a rear yard, the depth of which shall be at least 35 feet.
- B. For areas requiring a 40,000 SF minimum lot area, there shall be a rear yard, the depth of which shall be at least 50 feet.
- C. For lots that include the 50-foot conservation buffer area, the required rear yard depth shall be reduced, the depth of which shall be at least 20 feet, measured from the interior boundary of the 50-foot conservation buffer area.

§ 76.30. Permitted encroachments.

A. The following encroachments are hereby permitted:

1. Cornices, eaves, gutters, chimneys or bay windows projecting not more than 24 inches.
2. Air-conditioning condenser units, emergency generators, basement stairs and basement areaways, projecting not more than 36 inches into one of the required side yards.
3. Driveway piers not exceeding eight feet in height.
4. Swimming pool terraces projecting not more than five feet into required side and rear yard setbacks.
5. Exclusive of encroachments permitted under this section and structures approved by Board of Appeals grant, second-story additions above existing permitted one-story structures may project into any required yard, provided that they do not extend beyond the wall of the existing structure.

B. In any case where the Board of Appeals had diminished a required yard by a variance or special exception, none of the foregoing encroachments shall be permitted encroachments in such diminished yard.

§ 76.31. Fences.

- A. A fence, not exceeding six feet in height, shall be permitted on the rear lot line and those linear portions of the side lot lines enclosing a rear yard; provided, however, that the six-foot fencing does not extend beyond the front line of the house. Fencing shall not substantially obstruct line of sight and there shall be compliance with § 311 of Article XXXI of this ordinance, with respect to clear sight triangles.
- B. Fencing shall also be required along the interior boundary of the 50-foot conservation buffer and shall be a six-foot black estate-style fence, constructed of tubular steel or aluminum.

§ 76.32. Accessory buildings and structures.

- A. For areas requiring a 20,000 SF minimum lot area, accessory buildings may occupy not more than 10% of the required area of the rear yard up to an average height of 12 feet. For areas requiring a 40,000 SF minimum lot area, accessory buildings may occupy not more than 8% of the required area of the rear yard up to an average height of 12 feet. The yard area occupied by such accessory building shall, however, be included in computing the maximum percentage of the lot area which may be built upon.
- B. Exclusive of an accessory private garage and a cabana permitted as an accessory to a swimming pool pursuant to § 76.34, only one structure can be erected and thereafter maintained, and such structure shall be erected on the ground and in the rear yard only and shall not exceed 144 square feet of floor area, nine feet in height maximum and 12 feet horizontally maximum, unless authorized as a special exception by the Board of Appeals.

§ 76.33. Minimum lot area and width.

- A. No dwelling or other building shall be constructed on a lot unless it contains an area of not less than 20,000 square feet and has a minimum street frontage of 100 feet and maintains a minimum 100 foot lot width for a minimum depth of 150 feet. Building lots located on a cul-de-sac shall have a minimum street frontage of 60 feet and a minimum lot width of 100 feet at a lot depth of 40 feet offset from the street line, and shall maintain a minimum lot width of 100 feet for a depth of 150 feet.
- B. Where a lot within the unincorporated area of the Town is located adjacent to a low-density zoning district of a neighboring village (40,000 square foot minimum lot area or greater), the minimum lot area and width requirements shall be consistent with the dimensional regulations promulgated by the neighboring municipality for that district. In this instance, no dwelling or other building shall be constructed on a lot unless it contains an area of not less than 40,000 square feet and has a minimum street frontage of 150 feet and maintains a minimum 150 foot lot width for a minimum depth of 150 feet. Building lots located on a cul-de-sac shall have a minimum street frontage of 80

feet and a minimum lot width of 150 feet at a lot depth of 60 feet offset from the street line, and shall maintain a minimum lot width of 150 feet for a depth of 150 feet.

§ 76.34. Subdivision regulations

The requirements for subdivision development within the Golf Course Coastal Residence District shall comply with all State and local regulations and obtain all necessary approvals as required by law. Proposed streets shall be commensurate with those indicative of low-density communities.

§ 76.35. Swimming pools

- A. Swimming pools are regulated by Article XXV of the Building Zone Ordinance of the Town of Hempstead. Within the Golf Course Coastal Residence District, all provisions of Article XXV shall apply except for the regulations provided hereinafter.
- B. For lots with a minimum area of 20,000 square feet, there shall be 15 foot side yard and 15 foot rear yard setbacks. Where a lot includes the conservation buffer area, the setback requirement shall be reduced to 10 feet. For lots with a minimum area of 40,000 square feet, there shall be 20 foot side yard and 20 foot rear yard setbacks.
- C. Terraces shall comply with all requirements set forth in § 76.30 of this Article.
- D. Fences shall comply with all requirements set forth § 76.31 of this Article.
- E. Cabanas shall comply with all requirements set forth in § 76.32 of this Article.

§ 76.36. Transition

- A. Within 45 days of the effective date of this Article, unless a greater period is determined necessary, specific amendments to the Building Zone Map of the Town of Hempstead shall be prepared by the Department of Engineering or its designate, precisely identifying the areas included in the GC Golf Course Coastal Residence District (GC).

B. Notwithstanding the foregoing, this Article shall be fully applicable to all properties falling within the definition of GC Golf Course Coastal Residence District (GC) immediately upon adoption of this Article and in accordance with law, and any prior zoning district regulations or classifications are thereby immediately superceded.

Adopted: November 15, 2016
Effective Date: December 5, 2016

Councilman Blakeman offered the following resolution and moved its adoption:

RESOLUTION ADOPTING THE PROPOSED AMENDMENT
OF SECTION 302 OF ARTICLE XXXI OF THE
BUILDING ZONE ORDINANCE OF THE TOWN OF
HEMPSTEAD, INSOFAR AS TO CREATE A NEW
SUBSECTION 302 (R) THEREOF, IN RELATION TO
ENACTING A TEMPORARY MORATORIUM ON
RESIDENTIAL DEVELOPMENT OF CERTAIN GOLF
COURSE PROPERTIES

WHEREAS, pursuant to Resolution No. 1526-2016, adopted October 5, 2016, a public hearing was duly called, noticed for on the 15th day of November, 2016, at the Town Meeting Pavilion, Hempstead Town Hall, 1 Washington Street, Hempstead, New York, at 10:30 o'clock in the forenoon of that day, to consider the amendment of Section 302 of Article XXXI of the Building Zone Ordinance of the Town of Hempstead, insofar as to create a new subsection 302 (R) thereof, in relation to enacting a temporary moratorium on residential development of certain golf course properties; and

WHEREAS, after due deliberation this Town Board finds it in the public interest to amend the Building Zone Ordinance of the Town of Hempstead, as aforesaid;

NOW, THEREFORE, BE IT

RESOLVED, a new Section 302.Q of Article XXXI of the Building Zone Ordinance of the Town of Hempstead, in relation to requiring windows on exterior walls of restaurants, is hereby adopted, such that it shall state as follows:

§ 302. Prohibited and restricted uses.

* * *

R. Temporary Moratorium Established.

1. Legislative Intent. The Town Board is greatly concerned that area character and property values be preserved, enhanced and protected for the benefit of Town residents, both within incorporated villages and in the unincorporated areas of the Town. The Town Board notes that a key aspect of accomplishing that goal of protecting area character is to ensure that substantial new residential development would be on lots of a minimum size, and subject to dimensional area requirements, that are fairly consistent with existing residential lots in the surrounding area. The Town Board has noted that within the unincorporated area of the Town of Hempstead, there are one or more properties that are improved with privately-owned golf courses and their accessory buildings and structures, which properties are adjacent or proximate to incorporated villages that are primarily developed with detached single family dwellings. The Town Board has noted that these

villages have zoning regulations which include minimum lot sizes and other area requirements for single family dwellings which are far in excess of the Town's existing zoning district regulations which allow for development of detached single or two-family dwellings. As such, the Town Board believes that as a matter of sound land-use planning, it is a prudent action to impose a moratorium at this time on issuing of building permits for residential development of existing golf course properties if any portion of such golf course property is adjacent to or fairly proximate to one or more incorporated villages that are primarily developed with single family residences. Doing so will allow the Town the time to conduct a full review of the layout of existing homes and the current area-based zoning regulations set forth in the zoning codes of the proximate villages. Doing so will enable the Town Board to determine whether to enact comprehensive new lot sizes and other area-based regulations that would apply to possible residential development of golf course property or properties at the end of the moratorium period, that will allow for reasonable residential development, basically in line with the zoning regulations of the villages, and ultimately, provide for reasonable development, while fully protecting established area character of all surrounding properties, including within the village(s) in question.

2. Moratorium declared and imposed. Effective immediately upon adoption of this subsection "302.R" in accordance with law, a moratorium is hereby declared and imposed, whereby the Department of Buildings and any other Town agency or department with jurisdiction will not issue any final building permit or other necessary approval, in connection with any application for residential development of any part of a privately-owned golf course property, including areas of the golf course, clubhouse building(s) and/or accessory buildings, structures, appurtenances or interior roads or pathways of any kind, provided that any part of the overall golf course property is located either adjacent to or within 500 feet of any land included within the territorial limits of an incorporated village.

3. This moratorium shall remain in effect for 180 days, and is subject to 90-day extensions by further administrative action of the Town Board, if the Town Board shall determine that any such extension is necessary to maintain the status quo while it shall properly conduct and complete it's study and enact new regulations, as it may deem appropriate.

4. Nothing herein shall prevent the filing of a Building Permit Application with the Department of Buildings or any other involved agency or department. However, any such filing and payment of fees is strictly at applicant's risk, in the event that newly imposed regulations lead applicant to file new applications in accordance with new regulations.

5. While the imposition of the within moratorium is a Type II action under the State Environmental Quality Review Act (SEQRA), nothing herein shall be construed as to dispense with any requirement of the Town or any other

agency, Government or person to comply with any or all applicable SEQRA or other lawful requirements in enacting any new zoning regulations in accordance with the foregoing provisions.

6. The foregoing provisions are severable, and invalidation of any provisions by a court of competent jurisdiction shall effect that provision only, and the balance of the provisions shall remain in full force and effect, for all purposes.

and, BE IT FURTHER

RESOLVED, that said amendment shall take effect according to law, and that the Town Clerk shall enter said amendment in the Minutes of the Town Board and the Ordinance Book and shall publish a copy of this resolution once in the Long Island Business News, a newspaper having a general circulation in the Town of Hempstead, and file in his office an affidavit of such publication.

The foregoing resolution was seconded by Councilman D'Esposito and adopted upon roll call as follows:

AYES: SEVEN (7)

NOES: NONE (0)

ARTICLE IV
A Residence Districts (A)

§ 15. Applicability.

In an A Residence District, the following regulations shall apply.

§ 16. Permitted uses.

A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and for no other:

- A. Single-family detached dwelling or senior residence. **[Effective 8-31-1992]¹**
- B. (Reserved)²
- C. (Reserved)³
- D. Agriculture or nursery, provided that there is no display for commercial purposes or advertisement on the premises.
- E. Municipal recreational use.
- F. Railway passenger station.

§ 17. Accessory uses. [Effective 11-29-2005]

Accessory uses on the same lot with and customarily incidental to any of the above-permitted uses, including a private garage, are permitted. This shall be understood to include the professional office or studio of a doctor, dentist, masseur, teacher, artist, architect, real estate broker, engineer, musician or lawyer, or rooms used for home occupations such as dressmaking, millinery or similar handicrafts, provided that the office, studio or occupational room is located in the dwelling in which the practitioner resides, and provided further that no goods are publicly displayed on the premises.

§ 18. Signs.

Such signs which are authorized under the provisions of Article XXIV are permitted.

1. Editor's Note: Sec. A-1.2, which immediately followed this subsection, was repealed 5-6-1958.

2. Editor's Note: Former Subsection B, permitting schools, colleges and universities, was repealed effective 8-30-2007.

3. Editor's Note: Former Subsection C, permitting religious uses, was repealed effective 8-30-2007. Former Sec. A-1.4, which immediately followed Subsection C, was repealed 5-6-1958.

§ 19. Excavations.

No excavation for purposes other than the construction of a driveway, walk, a permitted wall or building or part thereof or accessory thereto, or to remove topsoil from one part of the lands of an owner to another part of the same premises, when such removal is necessary as an accessory use or is for the purpose of farming or improving said property, shall be made unless approved by the Board of Appeals.

§ 20. Special uses.

Special uses, when approved by the Board of Appeals pursuant to § 272, are permitted.

§ 21. Height.

- A. In the case of a single-family dwelling, no building shall be greater in height than 2 1/2 stories, with a maximum height of 30 feet. **[Effective 1-30-1970]**
- B. In the case of a building other than a single-family dwelling, no building shall be greater than three stories or 45 feet in height, except a church.

§ 22. Building area.

The building area shall not exceed 25% of the lot area.

§ 23. Front yards.

- A. The required front yard depth shall be the same as the average front yard depth of the existing buildings within 200 feet on each side of the lot and within the same block in the same use district, or if there are less than two existing buildings on the same side of the street, the average front yard depth of existing buildings within 200 feet on each side directly opposite the lot in the same use district. In any case, no front yard shall be required to have a depth greater than 50 feet. **[Effective 7-29-1974]**
- B. In case of a corner lot, a front yard shall be required on each street, and notwithstanding the foregoing, each such front yard shall be not less than 30 feet, provided that, if at the time this ordinance becomes effective any corner lot is held in single and separate ownership with a width of less than 60 feet, the depth of the front yard on one side of the lot may be decreased when authorized as a special exception by the Board of Appeals.

- C. Where a building is not controlled by Subsection A above, there shall be a front yard, the depth of which shall be at least 30 feet back of the street line.

§ 24. Side yards.

- A. In case of a dwelling, there shall be two side yards, one on each side of the main building, and they shall be subject to the following regulations: **[Effective 7-7-2007]**

- (1) In the case of a dwelling on a lot with a width of less than 50 feet at the front setback line, the minimum required aggregate side yard width shall be not less than the average side yard aggregate widths established by the existing main buildings of single- or two-family dwelling lots within 200 feet on each side of the lot, and within 200 feet on each side directly opposite the lot, except that the maximum required aggregate side yard width shall be 15 feet, and neither individual side yard shall be of a width that is less than 50% of the width of the opposite side yard.
- (2) In the case of a dwelling on a lot with a width at the front setback line of at least 50 feet but less than 60 feet, the minimum required aggregate side yard width shall be 15 feet, and neither individual side yard shall be of a width less than 50% of the width of the opposite side yard.
- (3) For a dwelling on a lot with a width at the front setback line of at least 60 feet but less than 80 feet, the required minimum aggregate side yard width shall be not less than 25% of the width of the lot at the front setback line, and neither individual side yard shall be of a width less than 50% of the width of the opposite side yard.
- (4) For a dwelling on a lot with a width at the front setback line of at least 80 feet but less than 90 feet, the required minimum aggregate side yard width shall be not less than 30% of the width of the lot at the front setback line, and neither individual side yard shall be of a width less than 50% of the width of the opposite side yard.
- (5) For a dwelling on a lot with a width at the front setback line of 90 feet or greater, the required minimum aggregate side yard width shall be not less than 35% of the width of the lot at the front setback line, and neither individual side yard shall be of a width less than 50% of the width of the opposite side yard.

- B. In case of any building other than a single-family dwelling or a building-accessory thereto, there shall be two side yards. If such building is not over 40 feet high, the width of each of the two side yards shall be at least 20 feet; and if such building is over 40 feet high, this width shall be increased five feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height.

§ 25. Rear yards.

There shall be a rear yard, the depth of which shall be at least 25 feet, provided that, if at the effective date of this ordinance any lot is held in single and separate ownership with a depth of less than 100 feet, the required depth of the rear yard may be diminished by three inches for each foot of difference between 100 feet and the depth of the plot, but in no case shall the depth of the rear yard be less than 15 feet.

§ 26. Permitted encroachments.

- A. The following encroachments are hereby permitted: **[Effective 1-27-1991; 6-8-2012]**

- (1) Cornices, eaves, gutters, chimneys or bay windows projecting not more than 24 inches.
- (2) One-story open porches and terraces not exceeding three feet in height, projecting not more than six feet into a front or rear yard.
- (3) One-story enclosed front vestibules not greater than six feet wide and five feet deep.
- (4) One-story additions to the main dwelling projecting into one of the required side yards, provided that the area of encroachment shall be used for garage purposes only, and provided further that neither side yard shall be less than five feet wide, and provided further that the aggregate widths of the two side yards shall be at least 12 feet.
- (5) One-story additions to the main dwelling encroaching into the required rear yard, provided that the area of encroachment is not in excess of 240 square feet, and provided further that the rear yard shall not be diminished thereby to a depth of less than 15 feet.
- (6) One-story additions to the exterior of the main dwelling containing only an aboveground fuel-oil storage tank used for heating the premises upon which installation is made,

projecting into one of the required side yards, provided that said side yard shall not be diminished thereby to a width of less than five feet.

- (7) Air-conditioning condenser units, emergency generators, basement stairs and basement areaways, projecting into one of the required side yards, provided that said side yard shall not be diminished thereby to a width of less than five feet.
 - (8) Retractable awnings encroaching into any yard, provided that the yard shall not be diminished to a depth of less than two feet. Additionally such retractable awnings shall not be calculated into lot coverage.
 - (9) Exclusive of encroachments permitted under this section and structures approved by Board of Appeals grant, second-story additions above existing permitted one-story structures may project into any required yard, provided that they do not extend beyond the wall of the existing structure.
 - (10) Sheds which have an inside capacity of less than 52 cubic feet and do not exceed 72 inches in height shall not require building permits. Furthermore, these types of sheds may project into one of the required side yards, provided that the said side yard shall not be diminished to a width of less than five feet.
- B. In any case where the Board of Appeals has diminished a required yard by a variance or special exception, none of the foregoing encroachments shall be permitted encroachments in such diminished yard.

§ 27. Fences. [Effective 3-28-1975; 10-11-2009]

A fence, not exceeding six feet in height, shall be permitted on the rear lot line and those linear portions of the side lot lines enclosing a rear yard; provided, however, that the six-foot fencing and its relationship to the street fronting upon the premises shall not exceed a greater distance frontward to the street than the front building line of the dwelling; provided that any fencing frontward of the front building line shall be no greater than four feet in height, and of a type which does not substantially obstruct line of sight, and provided that there shall be compliance with § 311 of Article XXXI of this ordinance, with respect to clear sight triangles.

§ 28. Accessory buildings.

- A. Accessory buildings may occupy 40% of the required area of the rear yard, up to an average height of 12 feet. The yard area occupied by such accessory building shall, however, be included in computing the maximum percentage of the lot area which may be built upon. No accessory building shall be nearer any front property line than 45 feet, and it must be at least two feet from the rear and side property lines, except that accessory garages may have a party wall. However, in the case of an accessory private garage which may include a porch or an enclosed patio annexed thereto, it may be located not nearer to the front property line than the main building which it tends and must be not less than five feet from any side line; should such accessory garage be located 45 feet or more from the front property line, it cannot be less than two feet from the side and rear property lines.
- B. In the case of a corner lot, an accessory building shall be neither more nor less than two feet from the rear and side property lines, except in the case of accessory private garage, which may be located not nearer to the front property line than the main building which it tends and must be not less than five feet from any side line, but must in any other event and in all other respects conform to Subsection A of this section.
- C. Exclusive of an accessory private garage and a cabana permitted as an accessory to a swimming pool pursuant to § 252A(6) of Article XXV, only one structure can be erected and thereafter maintained, and such structure shall be erected on the ground and in the rear yard only and shall not exceed 144 square feet of floor area, nine feet in height maximum and 12 feet horizontally maximum, unless authorized as a special exception by the Board of Appeals. **[Effective 11-29-2005]**

§ 29. Minimum lot area and width. [Effective 1-29-1988]

No dwelling or other building shall be constructed on a lot unless it contains an area of not less than 6,000 square feet and has a minimum width of 60 feet at the front setback line and either has a minimum width of 60 feet from and on the street line to the front setback line or is a lot designated on a plat heretofore or hereafter duly filed in the office of the Clerk of the County of Nassau. The foregoing provision shall not apply to the construction of accessory uses, dwelling additions or building additions on a lot.

ARTICLE VII
B Residence Districts (B)

§ 62. Applicability.

In a B Residence District, the following regulations shall apply.

§ 63. Permitted uses.

A building may be erected, altered or used and a lot or premises may be used for any of the following purposes, and for no other:

- A. Single-family detached dwelling or senior residence. **[Effective 8-31-1992]**¹
- B. (Reserved)²
- C. (Reserved)³
- D. Agriculture or nursery, provided that there is no display for commercial purposes or advertisement on the premises.
- E. Municipal recreational use.
- F. Railway passenger station.

§ 64. Accessory uses. [Effective 11-29-2005]

Accessory uses on the same lot with and customarily incidental to any of the above-permitted uses, including a private garage, are permitted. This shall be understood to include the professional office or studio of a doctor, dentist, masseur, teacher, artist, architect, real estate broker, engineer, musician or lawyer, or rooms used for home occupations such as dressmaking, millinery or similar handicrafts, provided that the office, studio or occupational room is located in the dwelling in which the practitioner resides, and provided further that no goods are publicly displayed on the premises.

§ 65. Signs.

Such signs which are authorized under the provisions of Article XXIV are permitted.

1. Editor's Note: Former Sec. B-1.2, which immediately followed this subsection, was repealed 5-6-1958.

2. Editor's Note: Former Subsection B, permitting schools, colleges and universities, was repealed effective 8-30-2007.

3. Editor's Note: Former Subsection C, permitting religious uses, was repealed, effective 8-30-2007. Former Sec. B-1.4, which immediately followed Subsection C, was repealed 5-6-1958.

§ 66. Excavations.

No excavations for purposes other than the construction of a driveway, walk, a permitted wall or building or part thereof or accessory thereto, or to remove topsoil from one part of the lands of an owner to another part of the same premises, when such removal is necessary as an accessory use or is for the purpose of farming or improving said property, shall be made unless approved by the Board of Appeals.

§ 67. Special uses.

Special uses, when approved by the Board of Appeals pursuant to § 272, are permitted.

§ 68. Height.

- A. In the case of a single-family dwelling, no building shall be greater in height than 2 1/2 stories, with a maximum height of 30 feet. **[Effective 1-3-1970]**
- B. In case of a building other than a single-family dwelling, no building shall be greater than three stories or 45 feet in height, except a church.

§ 69. Building area. [Effective 7-7-2007]

The Building area shall not exceed 27.5% of the lot area, except that additional lot area may be devoted to accessory decking of no greater than three feet in height, provided that it shall not increase overall lot area coverage beyond 30% of the lot.

§ 70. Front yards.

- A. The required front yard depth shall be the same as the average front yard depth of the existing buildings within 200 feet on each side of the lot and within the same block in the same use district, or if there are less than two existing buildings on the same side of the street, the average front yard depth of existing buildings within 200 feet on each side directly opposite the lot in the same use district. In any case, no front yard shall be required to have a depth greater than 40 feet. **[Effective 7-29-1974]**
- B. In case of a corner lot, a front yard shall be required on each street, and notwithstanding the foregoing, each front yard shall be not less than 25 feet, provided that, if at the effective date of this ordinance any corner lot is held in single and separate

ownership having a width of less than 55 feet, the depth of the front yard on one side of the lot may be decreased when authorized as a special exception by the Board of Appeals.

- C. Where a building is not controlled by Subsection A above, there shall be a front yard, the depth of which shall be at least 25 feet back of the street line.

§ 71. Side yards.

- A. In case of a dwelling, there shall be two side yards, one on each side of the main building, and they shall be subject to the following regulations: **[Effective 7-7-2007]**

- (1) In the case of a dwelling on a lot with a width of less than 50 feet at the front setback line, the minimum required aggregate side yard width shall be not less than the average side yard aggregate widths established by the existing main buildings of single- or two-family dwelling lots within 200 feet on each side of the lot, and within 200 feet on each side directly opposite the lot, except that the maximum required aggregate side yard width shall be 15 feet, and neither individual side yard shall be of a width that is less than 50% of the width of the opposite side yard.
- (2) In the case of a dwelling on a lot with a width at the front setback line of at least 50 feet but less than 60 feet, the minimum required aggregate side yard width shall be 15 feet, and neither individual side yard shall be of a width less than 50% of the width of the opposite side yard.
- (3) For a dwelling on a lot with a width at the front setback line of at least 60 feet but less than 80 feet, the required minimum aggregate side yard width shall be not less than 25% of the width of the lot at the front setback line, and neither individual side yard shall be of a width less than 50% of the width of the opposite side yard.
- (4) For a dwelling on a lot with a width at the front setback line of at least 80 feet but less than 90 feet, the required minimum aggregate side yard width shall be not less than 30% of the width of the lot at the front setback line, and neither individual side yard shall be of a width less than 50% of the width of the opposite side yard.
- (5) For a dwelling on a lot with a width at the front setback line of 90 feet or greater, the required minimum aggregate side yard

width shall be not less than 35% of the width of the lot at the front setback line, and neither individual side yard shall be of a width less than 50% of the width of the opposite side yard.

- B. In case any building other than a single-family dwelling or a building accessory thereto. there shall be two side yards. If such building is not over 40 feet high, the width of each of the two side yards shall be at least 20 feet; and if such building is over 40 feet high, this width shall be increased five feet for each 12 feet or portion thereof by which the building exceeds 40 feet.

§ 72. Rear yards.

There shall be a rear yard, the depth of which shall be at least 25 feet, provided that, if at the time this ordinance becomes effective any lot is held in single and separate ownership with a depth of less than 100 feet, the required depth of the rear yard may be diminished by three inches for each foot of difference between 100 feet and the depth of the plot, but in no case shall the depth of the rear yard be less than 15 feet. In case of a building over 40 feet high, the depth shall be increased five feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height.

§ 73. Permitted encroachments.

- A. The following encroachments are hereby permitted: **[Effective 1-27-1991; 6-8-2012]**
- (1) Cornices, eaves, gutters, chimneys or bay windows projecting not more than 24 inches.
 - (2) One-story open porches and terraces not exceeding three feet in height projecting not more than six feet into a front or rear yard.
 - (3) One-story enclosed front vestibules not greater than six feet wide and five feet deep.
 - (4) One-story additions to the main dwelling projecting into one of the required side yards, provided that the area of encroachment shall be used for garage purposes only, and provided further that neither side yard shall be less than five feet wide, and provided further that the aggregate widths of the two side yards shall be at least 12 feet.
 - (5) One-story additions to the main dwelling encroaching into the required rear yard, provided that the area of encroachment is not in excess of 240 square feet, and provided further that the

rear yard shall not be diminished thereby to a depth of less than 15 feet.

- (6) One-story additions to the exterior of the main dwelling containing only an aboveground fuel-oil storage tank used for heating the premises upon which installation is made, projecting into one of the required side yards, provided that said side yard shall not be diminished thereby to a width of less than five feet.
 - (7) Air-conditioning condenser units, emergency generators, basement stairs and basement areaways, projecting into one of the required side yards, provided that said side yard shall not be diminished thereby to a width of less than five feet.
 - (8) Retractable awnings encroaching into any yard, provided that the yard shall not be diminished to a depth of less than two feet. Additionally such retractable awnings shall not be calculated into lot coverage.
 - (9) Exclusive of encroachments permitted under this section and structures approved by Board of Appeals grant, second-story additions above existing permitted one-story structures may project into any required yard, provided that they do not extend beyond the wall of the existing structure.
 - (10) Sheds which have an inside capacity of less than 52 cubic feet and do not exceed 72 inches in height shall not require building permits. Furthermore, these types of sheds may project into one of the required side yards, provided that the said, side yard shall not be diminished to a width of less than five feet.
- B. In any case where the Board of Appeals had diminished a required yard by a variance or special exception, none of the foregoing encroachments shall be permitted encroachments in such diminished yard.

§ 74. Fences. [Effective 3-28-1975; 10-11-2009]

A fence, not exceeding six feet in height, shall be permitted on the rear lot line and those linear portions of the side lot lines enclosing a rear yard; provided, however, that the six-foot fencing and its relationship to the street fronting upon the premises shall not exceed a greater distance frontward to the street than the front building line of the dwelling; provided that any fencing frontward of the front building line shall be no greater than four feet in height, and of a type

which does not substantially obstruct line of sight, and provided that there shall be compliance with § 311 of Article XXXI of this ordinance, with respect to clear sight triangles.

§ 75. Accessory buildings.

- A. Accessory buildings may occupy 40% of the required area of the rear yard up to an average height of 12 feet. The yard area occupied by such accessory building shall, however, be included in computing the maximum percentage of the lot area which may be built upon. No accessory building shall be nearer any front property line than 45 feet and must be at least two feet from the rear and side property lines, except that accessory garages may have a party wall. However, in the case of an accessory private garage which may include a porch or an enclosed patio annexed thereto, it may be located not nearer to the front property line than the main building which it tends and must be not less than five feet from any side line; should such accessory garage be located 45 feet or more from the front property line, it cannot be less than two feet from the side and rear property lines.
- B. In the case of a corner lot, an accessory building shall be neither more nor less than two feet from the rear and side property lines, except in the case of an accessory private garage. which may be located not nearer to the front property line than the main building which it tends and must be not less than five feet from any side line, but must in any other event and in all other respects conform to Subsection A of this section.
- C. Exclusive of an accessory private garage and a cabana permitted as an accessory to a swimming pool pursuant to § 252A(6) of Article XXV, only one structure can be erected and thereafter maintained, and such structure shall be erected on the ground and in the rear yard only and shall not exceed 144 square feet of floor area, nine feet in height maximum and 12 feet horizontally maximum, unless authorized as a special exception by the Board of Appeals. **[Effective 11-29-2005]**

§ 76. Minimum lot area and width.

- A. No dwelling or other building shall be constructed on a lot unless it contains an area of not less than 6,000 square feet and has a minimum width of 55 feet at the front setback line and either has a minimum width of 55 feet from and on the street line to the front setback line or is a lot designated on a plat heretofore or hereafter duly filed in the office of the Clerk of the County

of Nassau. The foregoing provision shall not apply to the construction of accessory uses, dwelling additions or building additions on a lot. The minimum lot or plot width and area and frontage regulations herein set forth shall not apply to any lot or plot having an area and/or width and/or frontage of less than that prescribed herein, provided that such lot or plot has an area of at least 4,000 square feet and was under different ownership from that of any adjoining land on October 25, 1957, and provided further that such lot or plot and any adjoining land did not come into common ownership since that date. **[Effective 1-29-1988]**

- B. If any plot on which a building has been erected shall be subdivided into two or more plots in such a manner that the resulting plot on which such building remains shall not comply with Subsection A hereof, the right of the owner thereof to maintain such building on such plot shall immediately cease, and he shall remove the same on the order of the Town Building Inspector.

ARTICLE IX
C Residence Districts (C)

§ 82. Applicability.

In a C Residence District, the following regulations shall apply.

§ 83. Permitted uses.

A building may be erected, altered or used and a lot or premises may be used for any of the following purposes, and for no other:

- A. Single-family or two-family detached dwelling or senior residence. **[Effective 8-31-1992]**¹
- B. (Reserved)²
- C. (Reserved)³
- D. Agriculture, greenhouse, nursery.
- E. Municipal recreational use.
- F. Railway passenger station.
- G. Telephone exchange.
- H. Golf course.

§ 84. Accessory uses. [Effective 11-29-2005]

Accessory uses on the same lot with and customarily incidental to any of the above-permitted uses, including a private garage, are permitted. This shall be understood to include the professional office or studio of a doctor, dentist, masseur, teacher, artist, architect, real estate broker, engineer, musician or lawyer, or rooms used for home occupations such as dressmaking, millinery or similar handicrafts, provided that the office, studio or occupational room is located in the dwelling in which the practitioner resides, and provided further that no goods are publicly displayed on the premises.⁴

1. Editor's Note: Former Secs. C-1.2 and C-1.3, which immediately followed this subsection, were repealed 5-6-1958.

2. Editor's Note: Former Subsection B, permitting schools, colleges and universities, was repealed effective 8-30-2007.

3. Former Subsection C, permitting religious uses, was repealed effective 8-30-2007.

4. Editor's Note: Former Sec. C-1.7, which immediately followed this section, was repealed 6-12-1956.

§ 85. Signs.

Such signs which are authorized under the provisions of Article XXIV are permitted.

§ 86. Excavations.

No excavation for purposes other than the construction of a driveway, walk, a permitted wall or building or part thereof or accessory thereto, or to remove topsoil from one part of the lands of an owner to another part of the same premises, when such removal is necessary as an accessory use or is for the purpose of farming or improving said property, shall be made unless approved by the Board of Appeals.

§ 87. Special uses.

Special uses, when approved by the Board of Appeals pursuant to § 272, are permitted.

§ 88. Height.

- A. In the case of a single-family or two-family dwelling, no building shall be greater in height than 2 1/2 stories, with a maximum height of 30 feet. **[Effective 1-3-1970]**
- B. In case of a building other than a single-family or a two-family dwelling, no building shall be greater than four stories or 50 feet in height, except a hotel, church, library or hospital.

§ 89. Building area.

The building areas shall not exceed 35% of the lot area.

§ 90. Front yards.

- A. The required front yard depth shall be the same as the average front yard depth of the existing buildings within 200 feet on each side of the lot and within the same block in the same use district, or if there are less than two existing buildings on the same side of the street, the average front yard depth of existing buildings within 200 feet on each side directly opposite the lot in the same use district. In any case, no front yard shall be required to have a depth greater than 35 feet. **[Effective 7-29-1974]**
- B. In case of a corner lot, a front yard shall be required on each street, and notwithstanding the foregoing, each such front yard shall be not less than 20 feet, provided that, if at the effective date of this ordinance any corner lot is held in single and separate

ownership having a width of less than 50 feet, the depth of the front yard on one side of the lot may be decreased when authorized as a special exception by the Board of Appeals.

- C. Where a building is not controlled by Subsection A above, there shall be a front yard, the depth of which shall be at least 20 feet on each street upon which the lot abuts.

§ 91. Side yards.

- A. In case of a dwelling, there shall be two side yards, one on each side of the main building, and they shall be subject to the following regulations: **[Effective 7-7-2007]**

- (1) In the case of a dwelling on a lot with a width of less than 50 feet at the front setback line, the minimum required aggregate side yard width shall be not less than the average side yard aggregate widths established by the existing main buildings of single- or two-family dwelling lots within 200 feet on each side of the lot, and within 200 feet on each side directly opposite the lot, except that the maximum required aggregate side yard width shall be 15 feet, and neither individual side yard shall be of a width that is less than 50% of the width of the opposite side yard.
- (2) In the case of a dwelling on a lot with a width at the front setback line of at least 50 feet but less than 60 feet, the minimum required aggregate side yard width shall be 15 feet, and neither individual side yard shall be of a width less than 50% of the width of the opposite side yard.
- (3) For a dwelling on a lot with a width at the front setback line of at least 60 feet but less than 80 feet, the required minimum aggregate side yard width shall be not less than 25% of the width of the lot at the front setback line, and neither individual side yard shall be of a width less than 50% of the width of the opposite side yard.
- (4) For a dwelling on a lot with a width at the front setback line of at least 80 feet but less than 90 feet, the required minimum aggregate side yard width shall be not less than 30% of the width of the lot at the front setback line, and neither individual side yard shall be of a width less than 50% of the width of the opposite side yard.
- (5) For a dwelling on a lot with a width at the front setback line of 90 feet or greater, the required minimum aggregate side yard

width shall be not less than 35% of the width of the lot at the front setback line, and neither individual side yard shall be of a width less than 50% of the width of the opposite side yard.

- B. In case of a building other than a single-family or a two-family dwelling or a building accessory thereto, there shall be two side yards. If such building is not over 40 feet high, the width of each of the side yards shall be 15 feet; and if such building is over 40 feet high, this width shall be increased three feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height.

§ 92. Rear yards.

There shall be a rear yard, the depth of which shall be at least 25 feet. In case of a building over 40 feet high, the depth shall be increased five feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height.

§ 93. Permitted encroachments.

- A. The following encroachments are hereby permitted: **[Effective 9-18-1978; 1-27-1991; 6-8-2012]**
- (1) Cornices, eaves, gutters, chimneys or bay windows projecting not more than 24 inches.
 - (2) One-story open porches and terraces projecting not more than six feet into a front or rear yard.
 - (3) One-story enclosed front vestibules not greater than six feet wide and five feet deep.
 - (4) One-story additions to the main dwelling encroaching into the required rear yard, provided that the area of encroachment is not in excess of 240 square feet, and provided further that the rear yard shall not be diminished thereby to a depth of less than 15 feet.
 - (5) One-story additions to the exterior of the main dwelling containing only an aboveground fuel-oil storage tank used for heating the premises upon which installation is made, projecting into one of the required side yards, provided that said side yard shall not be diminished thereby to a width of less than five feet.
 - (6) (Reserved)

- (7) Air-conditioning condenser units, emergency generators, basement stairs and basement areaways, projecting into one of the required side yards, provided that said side yard shall not be diminished thereby to a width of less than five feet.
 - (8) Retractable awnings encroaching into any yard provided that the yard shall not be diminished to a depth of less than two feet. Additionally such retractable awnings shall not be calculated into lot coverage.
 - (9) Exclusive of encroachments permitted under this section and structures approved by Board of Appeals grant, second-story additions above existing permitted one-story structures may project into any required yard, provided that they do not extend beyond the wall of the existing structure.
 - (10) Sheds which have an inside capacity of less than 52 cubic feet and do not exceed 72 inches in height shall not require building permits. Furthermore, these types of sheds may project into one of the required side yards, provided that the said side yard shall not be diminished to a width of less than five feet.
- B. In any case where the Board of Appeals has diminished a required yard by a variance or a special exception, none of the foregoing encroachments shall be permitted encroachments in such diminished yard. **[Effective 9-18-1978]**

§ 94. Fences. [Effective 3-28-1975; 10-11-2009]

A fence, not exceeding six feet in height, shall be permitted on the rear lot line and those linear portions of the side lot lines enclosing a rear yard; provided, however, that the six-foot fencing and its relationship to the street fronting upon the premises shall not exceed a greater distance frontward to the street than the front building line of the dwelling; provided that any fencing frontward of the front building line shall be no greater than four feet in height, and of a type which does not substantially obstruct line of sight, and provided that there shall be compliance with § 311 of Article XXXI of this ordinance, with respect to clear sight triangles.

§ 95. Accessory buildings.

- A. Accessory buildings may occupy 40% of the required area of the rear yard up to an average height of 12 feet, the yard area occupied by such accessory building shall, however, be included in computing the maximum percentage of the lot area which may

be built upon. No accessory building shall be nearer any front property line than 45 feet, and it must be at least two feet from the rear and side property lines, except that accessory garages may have a party wall. However, in the case of an accessory private garage which may include a porch or an enclosed patio annexed thereto, it may be located not nearer to the front property line than the main building which it tends and must be not less than five feet from any side line; should such accessory garage be located 45 feet or more from the front property line, it cannot be less than two feet from the side and rear property lines.

- B. In the case of a corner lot, an accessory building shall be neither more nor less than two feet from the rear and side property lines, except in the case of accessory private garage, which may be located not nearer to the front property line than the main building which it tends and must be not less than five feet from any side line, but must in any other event and in all other respects conform to Subsection A of this section.
- C. Exclusive of an accessory private garage and a cabana permitted as an accessory to a swimming pool pursuant to § 252A(6) of Article XXV, only one structure can be erected and thereafter maintained, and such structure shall be erected on the ground and in the rear yard only and shall not exceed 144 square feet of floor area, nine feet in height maximum and 12 feet horizontally maximum, unless authorized as a special exception by the Board of Appeals. **[Effective 11-29-2005]**

§ 96. Minimum lot area and width.

- A. No dwelling or other building shall be constructed on a lot unless it contains an area of not less than 6,000 square feet and has a minimum width of 50 feet at the front setback line and either has a minimum width of 50 feet from and on the street line to the front setback line or is a lot designated on a plat heretofore or hereafter duly filed in the office of the Clerk of the County of Nassau. The foregoing provision shall not apply to the construction of accessory uses, dwelling additions or building additions on a lot. The minimum lot or plot width and area and frontage regulations herein set forth shall not apply to any lot or plot having an area and/or width and/or frontage of less than that prescribed herein, provided that such lot or plot has an area of at least 4,000 square feet and was under different ownership from that of any adjoining land on October 25, 1957, and provided further that such lot or plot and any adjoining land did not come into common ownership since that date. **[Effective 1-29-1988]**

- B. No two-family detached family dwelling shall be erected or maintained unless the plot on which it is erected shall have an area of at least 12,000 square feet.
- C. If any plot on which a building has been erected shall be subdivided into two or more plots in such a manner that the resulting plot on which such building remains shall not comply with Subsection A hereof, the right of the owner thereof to maintain such building on such plot shall immediately cease, and he shall remove the same on the order of the Town Building Inspector.

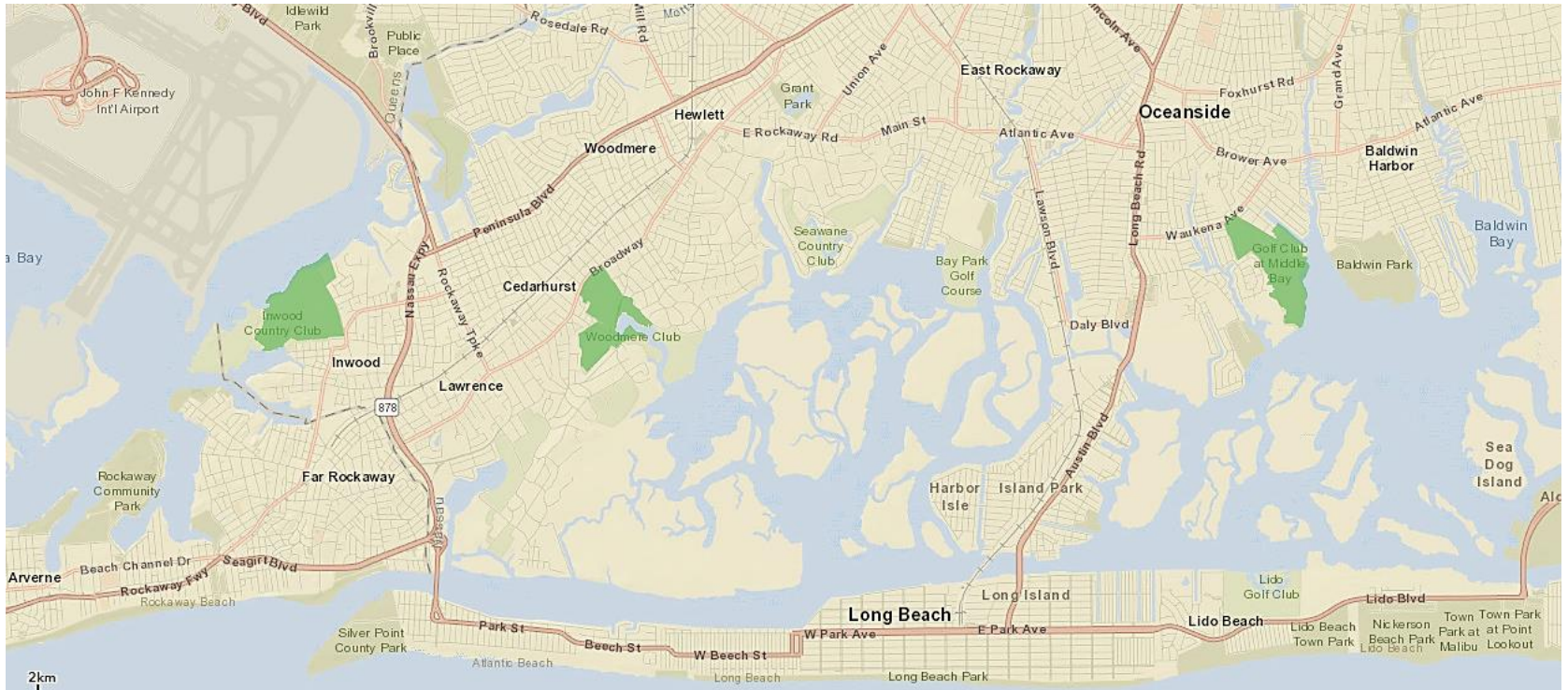
Appendix B – Economic Analysis

Town of Hempstead Golf Course Real Estate Impact Analysis



Town of Hempstead Golf Course Real Estate Impact Analysis

Prepared for: Cameron Engineering



ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™

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Executive Summary

ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™



Golf Course Redevelopment: Executive Summary

4ward Planning was engaged by Cameron Engineering to analyze and identify the prospective real estate value impact on surrounding residential property values, as well as real property tax revenue impacts related to the potential conversion of three private golf courses located within the Town to single-family residential development. The three golf courses include the Inwood Country Club, the Woodmere Golf Club, and the Golf Club at Middle Bay. The table to the right summarizes the prospective new housing units by each golf course redeveloped under the two options summarized below:

- **Existing B Residential District:** Existing zoning permits 3,300-square-foot homes on 6,000-square-foot lots, except in tidal wetlands adjacent areas where lots would be 20,000 square feet;
- **Proposed GC Residential District:** Development of larger homes on larger lots (20,000 and 40,000 square feet).

This analysis performed approximates market values associated with prospective new development, estimates market values and associated real property tax revenues, and compares existing golf course tax revenues under the existing “Steady State” (golf courses remain operational) and the two residential development options. The following page presents the overall project scope.

Housing Units By Alternative Development Scenarios

	Existing Zoning	Proposed Zoning
Inwood Country Club		
Lots Under Existing Zoning (6,000 s.f.)	253	-
Proposed Lots (40,000 s.f.)	-	-
Proposed Lots (20,000 s.f.)*	96	190
Sub-Total	349	190
Woodmere Golf Club		
<i>Unincorporated Area</i>		
Lots Under Existing Zoning (6,000 s.f.)	244	-
Proposed Lots (40,000 s.f.)	-	8
Proposed Lots (20,000 s.f.)	-	69
Sub-Total	244	77
<i>Incorporated Village Area</i>		
Lots Under Existing Zoning (6,000 s.f.)	-	-
Proposed Lots (40,000 s.f.)	41	41
Proposed Lots (20,000 s.f.)	-	-
Sub-Total	41	41
Golf Club at Middle Bay		
Lots Under Existing Zoning (6,000 s.f.)	329	-
Proposed Lots (40,000 s.f.)	-	-
Proposed Lots (20,000 s.f.)*	100	216
Sub-Totals	429	216

*Land area regulated by NYS DEC requiring minimum 20,000 s.f. lots

Source: Cameron Engineering, 4ward Planning, Inc., 2018

Golf Course Redevelopment: Project Scope

Build-Out and Financial Modeling

- Obtain housing build-out estimates from Cameron Engineering
- Conduct multivariate regression analysis to identify estimated new housing values
- Financial modeling based on projected build-out for three alternatives:
 - Steady State (Golf Courses Remain Operational)
 - Existing B Residential District (6,000 s.f. Lots)
 - Proposed GC Residential District (20,000 & 40,000 s.f. Lots)

Property Value Assessment and Tax Revenue Analysis

- Gather residential property tax and related market data
- Determine prospective annual tax revenue for each development option
- Compare aggregate real property value and associated tax revenues associated with the Steady State and redevelopment scenarios
- Project real property tax revenues on full redevelopment build-out

Frontage and Proximity Effect Analysis

- Research literature to determine real estate impact on adjacent property
- Map assessment data and identify homes within impact buffers
- Estimate potential property value change and associated tax revenues

Key Findings: Golf Course Redevelopment Impact Analysis

Golf Course Conversion will Influence Nearby Residential Values

The conversion to residential development of any of the three golf courses examined will influence the value of the housing units which immediately abut the course or enjoy a significant vista of the course. The influence in value (positive or negative and the degree of each) is dependent upon the type and scale of residential development which would replace the subject golf course.

Conversion Under Existing Residential B Zoning will Create a Negative Fiscal Impact

Given the relatively high density of housing units to be permitted under the existing Residential B Zoning District (a large number of 6,000 s.f. lots), the conversion of any of the three golf courses under currently permitted zoning is not likely to improve the property values of nearby housing units and may, in fact, slightly lower values. Further, and based on an analysis performed to examine the fiscal implications of full build-out under the existing Residential B Zoning, municipal and local school district service costs associated with each of the three golf course conversion scenarios examined are projected to exceed real estate tax revenues generated by the new development.

Conversion to the Proposed GC Zoning District Demonstrates Positive Impacts

Based on proposed larger housing units and lot sizes (mostly 20,000 s.f. lots); conservation buffers and highly landscaped private and public spaces), the conversion of any of the three golf courses under the proposed GC Zoning is projected to have a modest positive influence of nearby housing values, as well as create net positive fiscal impacts for the Town and local school district (e.g., projected annual tax revenues will easily exceed projected annual service costs for both the Town and local school district).

Key Findings: Golf Course Redevelopment Impact Analysis

Golf Course Adjacency is Not a Statistically Significant Predictor of House Value

Regression analysis performed, which included a dummy variable indicating whether or not a residential property was located adjacent to a golf course, indicates that golf course adjacency has little predictive power on the value of a house. That is to say that the value results identified for all three golf course housing areas are random when isolating for just the influence that golf course adjacency has on housing values. Further, the regression analysis shows that housing adjacent to the Woodmere Country Club (the neighborhood exhibiting the highest price properties) exhibits the lowest premium for said housing – indicating that above a certain house value (\$700,000), adjacency to a golf course has little influence on housing values. However, it should be understood that the regression analysis performed is simply stating that a house value premium for golf course adjacency is inconclusive, given the data examined. It is not suggesting that no houses enjoy a value premium of some sort (see appendix for further explanation of this issue).

Well Landscaped Areas with Large Buffers Create Value for Nearby Housing

An examination of third party research literature demonstrates that newly redeveloped residential areas which feature large shade trees and large vegetative buffers create incremental value on nearby existing housing. The proposed Golf Course Zoning District is to have such landscaping, with the proposed code calling for 50-foot conservation buffer along streets and adjoining single-family properties within the unincorporated area of the Town. Further, each housing lot that is part of the perimeter conservation buffer will be required to be improved with native evergreens (20 per lot) and native shade trees (6 per lot).

Key Findings: Golf Course Redevelopment Impact Analysis

House Size and Bathrooms Demonstrate Strong Predictive Power on House Value

The regression analysis performed, unsurprisingly, demonstrates larger houses and more bathrooms are strongly correlated with a higher property value, all other things being equal. This phenomenon was observed for all three golf course communities examined. While lot size (in terms of square footage) demonstrates a positive relationship, the strength of the relationship (its correlation coefficient) is observed to be relatively weak and, therefore, deemed less predictive of housing value than house size and bathroom count.

Background Review

ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™



Golf Course Redevelopment: Background Review

Golf Course Redevelopment

Over the past decade, golf participation has dropped nearly 17 percent nationally and more than 800 golf courses have closed across the U.S., with many courses being redeveloped with alternative land uses such as housing. Currently, there are 13 public or semi-public golf courses within Nassau County (six located within the Town of Hempstead), and 37 private country clubs (10 located within the Town of Hempstead). In response to shrinking golf club membership, and with the potential conversion of the golf courses to residential use, the Town of Hempstead has enacted a golf course development moratorium to study the impact of the existing redevelopment district compared to a prospective lower density redevelopment district.

Isolating the Incremental Value of Being Proximate to a Golf Course Using Statistical Modeling

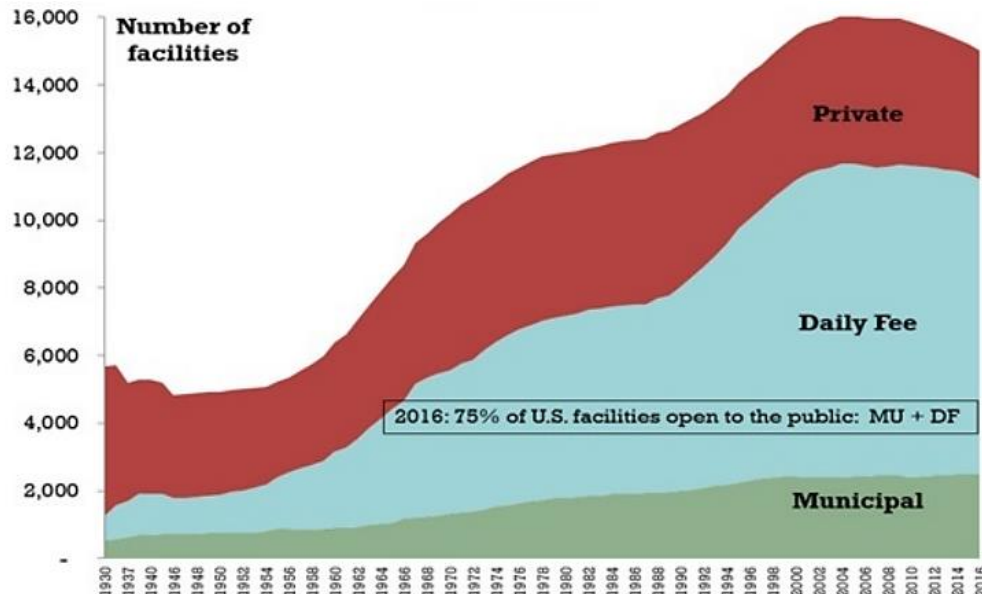
Economic researchers and developers have come to realize there is, generally, a residential real estate premium associated with housing being near or adjacent to amenities like golf courses (e.g., all other factors being equal, homes located next to golf courses, generally, sell at a higher price than those not located adjacent to a golf course).

Economists have identified this value premium phenomenon using a statistical method known as hedonic analysis. Hedonic modeling uses regression analysis to help researchers identify and segment the implicit prices paid for a good (say, a house) into smaller dollar value components by feature examined (e.g., the implicit dollar values home purchasers assign to neighborhood safety, good schools, nearness to shopping centers, proximity to parks and lakes, etc.).

Golf Course Redevelopment: Background Review

According to the National Golf Foundation (NGF), more than 4,000 golf courses were built between 1986 and 2005, as a result of the expected growth in demand by Baby-Boomer golfers. However, over the past decade, as golf participation has dropped nearly 17 percent, more than 800 golf courses have closed across the U.S., with many courses being redeveloped with alternative land uses such as housing. Within the State of New York, 34 golf courses have been closed within the last five years (ranking ninth by state in the nation). According to NGF's Chief Business Officer, "This gradual reduction is indicative of the market's healthy self-balancing of supply and demand, and a trend we expect to continue for several more years."

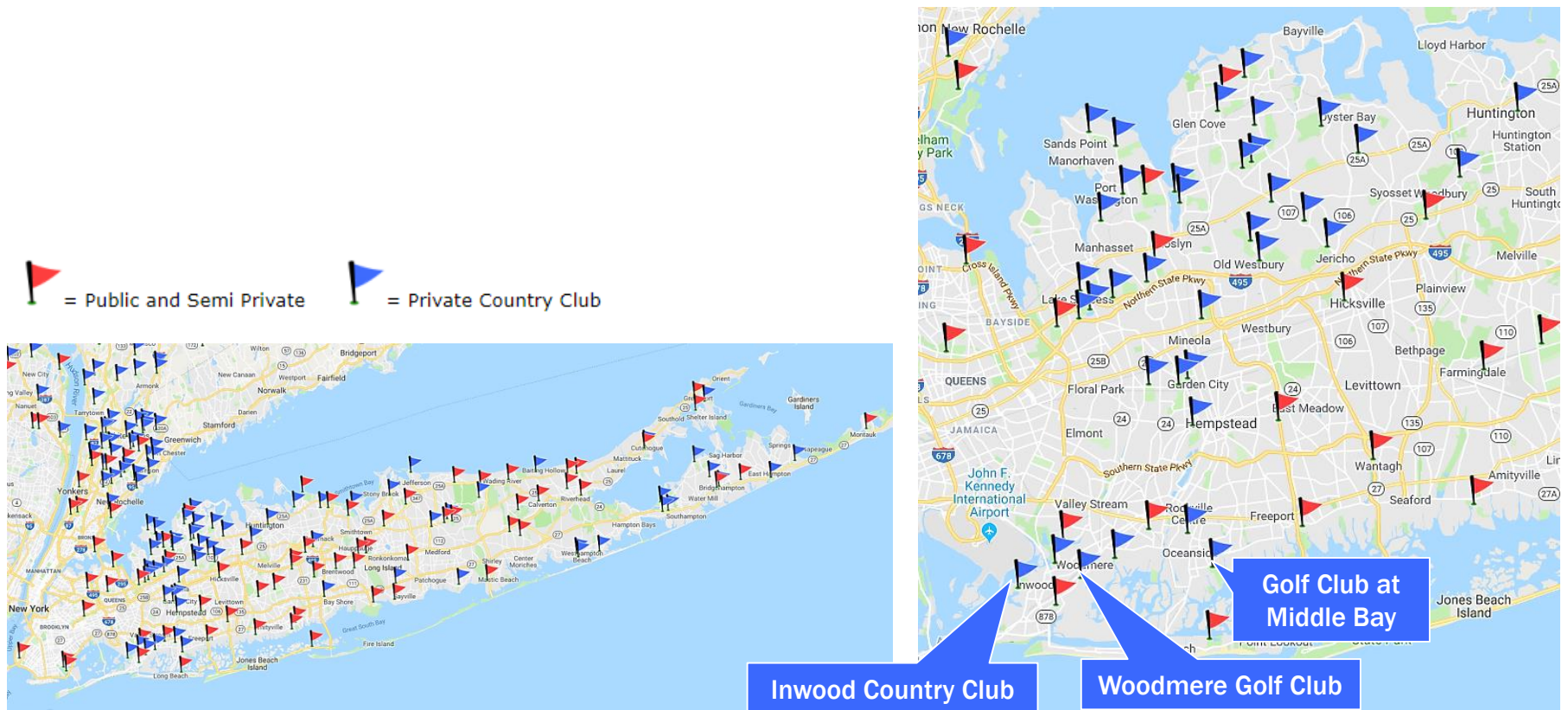
U.S. Growth in Golf Facilities (1930-2016)



Source: NGF, 2018

Golf Course Redevelopment: Background Review

As illustrated in the maps below, there is an ample supply of public or semi-public golf courses, and private county clubs within and around Long Island, New York. Specifically within Nassau County, there are 13 public or semi-public golf courses (six located within the town of Hempstead), and 37 private country clubs (10 located within the Town of Hempstead).



Source: nygolfcourses.com

Golf Course Redevelopment: Background Review

Golf Course Redevelopment Impact on Nearby Home Values:

Research suggests that while the more densely developed and modest size housing units developed within the existing B Residential Zoning District would have little impact (positive or negative) on existing home prices (given that research shows the construction of houses of similar size to what currently exists has little effect on existing home prices), the proposed GC Residential District lower density option (assuming a mixture of mostly 20,000- and a few 40,000-square-foot lots) would have a small but positive effect on existing home prices (since the concentration of newly built large houses in a neighborhood of existing modest size housing exerts a small positive effect on existing home prices). Further, the research literature reviewed suggests that the value premiums new large homes could create on existing modest sized homes would extend up to several hundred feet out (further out than the premium value created by a golf course).

Residential Landscaping Premium

Most of the benefits attributed to landscaped open space amenities are difficult to translate into economic terms. For example, beautification, shade, privacy, noise abatement, wind reduction, and soil protection are products that are difficult to quantify. Nevertheless, hedonic price models have assisted in identifying the real estate premium for single-family homes associated with having and/or being adjacent to good or excellent landscaping. For example, one study suggests that “good” landscaping provided a four- to five-percent premium on home sales, while “excellent” landscaping provided a six- to seven-percent home sale premium. Other third party studies reviewed suggest that adjacency to shade trees was associated with a 3.0 to 4.5 percent increase in single family home sales prices, with some of this real estate premium extending to homes within 100 feet.

The prospective residential landscaping associated with the GC Residential zoning district would be deemed “excellent”, based proposed buffering and extensive landscaping requirements.

Golf Course Redevelopment: Background Review

Literature Review Findings

- A 2006 to 2007 survey of 2,608 single-family homes in Portland, Oregon, found that homes with trees growing in front of or near the property had an average sale price of \$8,870 higher than homes with no trees present, which represents a 3.0 percent of the median sales price. A neighborhood tree growing along the public right-of-way added an average of \$12,828 to the combined value of all the houses within 100 feet. (Donovan, 2010). Given that the proposed GC Zoning District conservation buffer will require relatively intensive landscaping and tree planting, the values of nearby homes are likely to rise as a result.
- In a sample of 218 home sales in Greenville, South Carolina, from 1996 to 1997, homes with the same square footage and other house characteristics, sold for 6 to 7 percent higher if landscaping quality was judged excellent rather than good. The price premium obtained by upgrading landscaping from average to good was approximately 4 to 5 percent. (Henry, 1999)
- A survey of 844 single family home sales in Athens, Georgia, indicated that landscaping with trees was associated with 3.5 to 4.5 percent increase in sales prices. (Anderson and Cordell, 1998)

Sources: Donovan, G.H.; Butry, D.T. 2010. Trees in the city: valuing street trees in Portland, Oregon. *Landscape and Urban Planning*. 94: 77-83.

Mark S. Henry (1999) Landscape Quality and the Price of Single Family Houses: Further Evidence from Home Sales in Greenville, South Carolina. *Journal of Environmental Horticulture*: March 1999, Vol. 17, No. 1, pp. 25-30.

Anderson, L.M. and Cordell, H.K., 1988. Influence of trees on residential property values in Athens, Georgia (U.S.A.): a survey based on actual sales prices. *Landscape Urban Planning*, 15: 153-164.

Existing Residential Property Analysis

ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™



Existing Single-Family Homes: 500-Foot Radius

In order to identify the potential impact of golf course redevelopment on adjacent and nearby homes (here defined as single-family dwelling units within a 500-foot radius of each golf course), 4ward Planning mapped residential parcel data obtained from Nassau County, in order to identify the number of single-family housing units located within a 500-foot radius of the three golf courses. As illustrated, below, there are 245, 271 and 400 housing units within 500 feet of the Inwood Country Club, Woodmere Golf Club and Golf Club at Middle Bay, respectively.



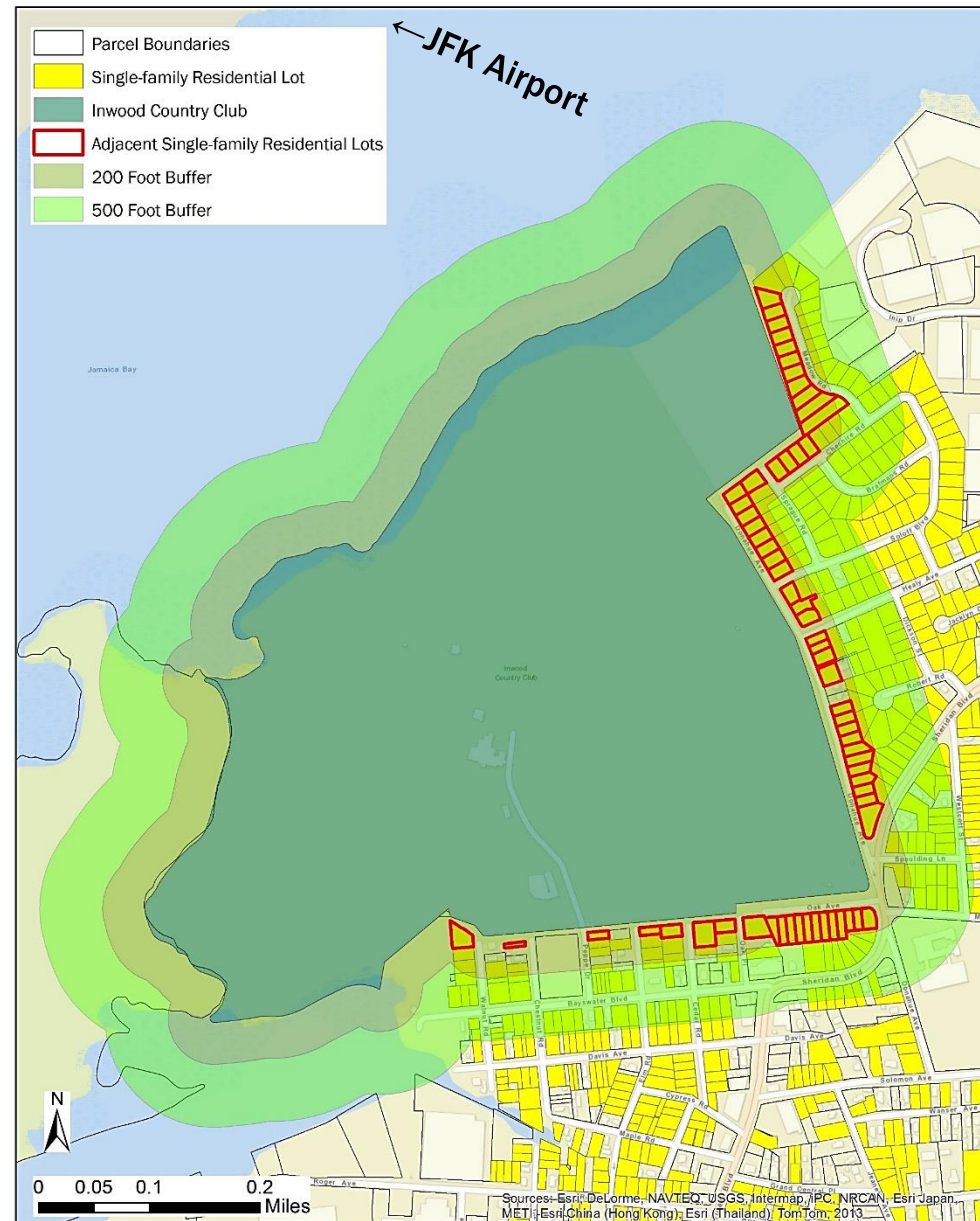
Source: Esri

Single-Family Homes: Inwood Country Club

Based on an examination of Nassau County tax records and property analysis utilizing Zillow.com, the median estimated market value among a large sample of single-family housing units located within approximately 500 feet of the Inwood Country Club is \$430,107, and exhibits a median 1,347 s.f. of living area and an average of 1.5 baths.



Source: Nassau County, 4ward Planning Inc., 2018

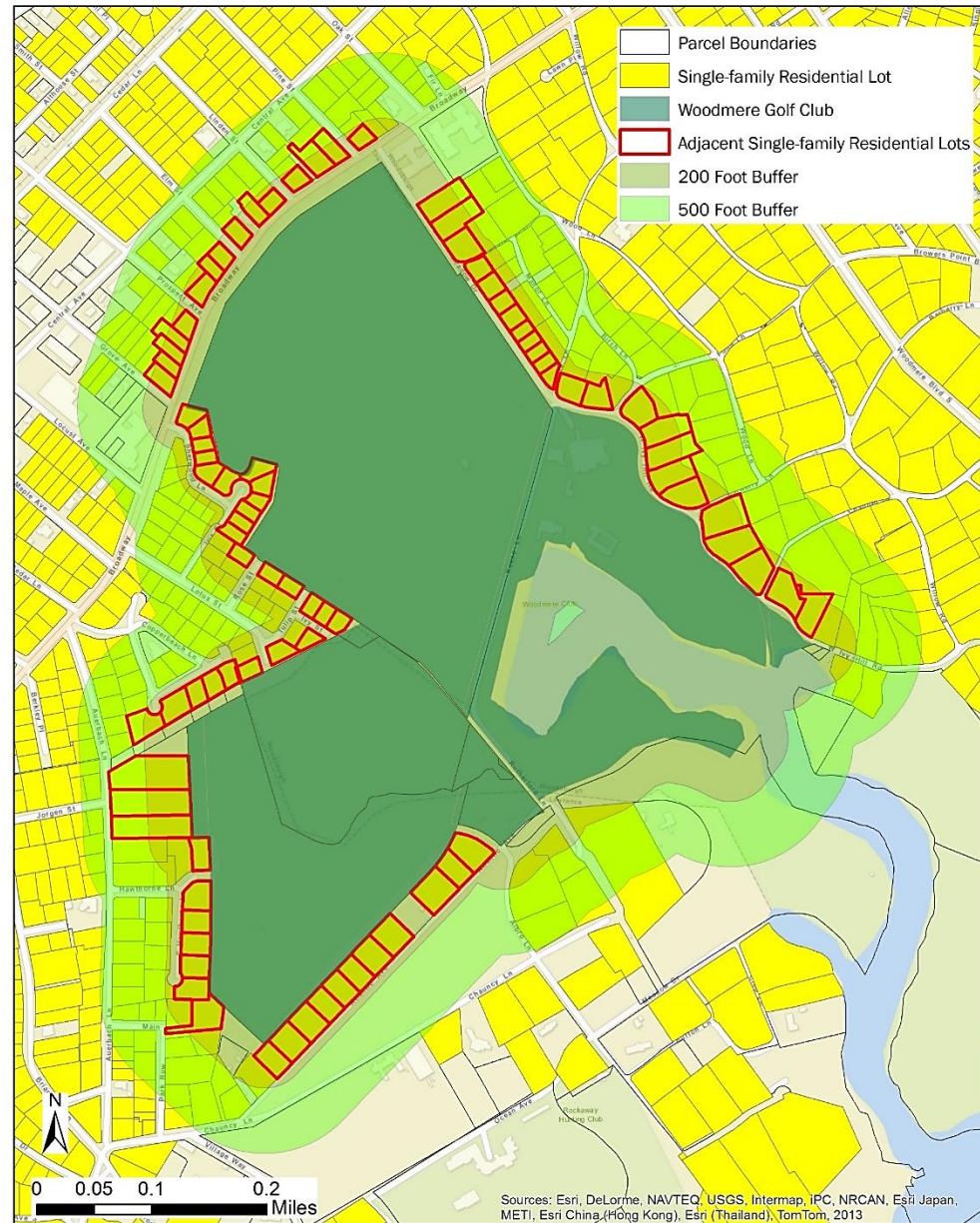


Single-Family Homes: Woodmere Golf Club

Based on an examination of Nassau County tax records and property analysis utilizing Zillow.com, the median estimated market value among a large sample of single-family housing units located within approximately 500 feet of the Woodmere Golf Club is \$971,038, and exhibits a median 2,978 s.f. of living area and an average of 3.5 baths.



Source: Nassau County, 4ward Planning Inc., 2018

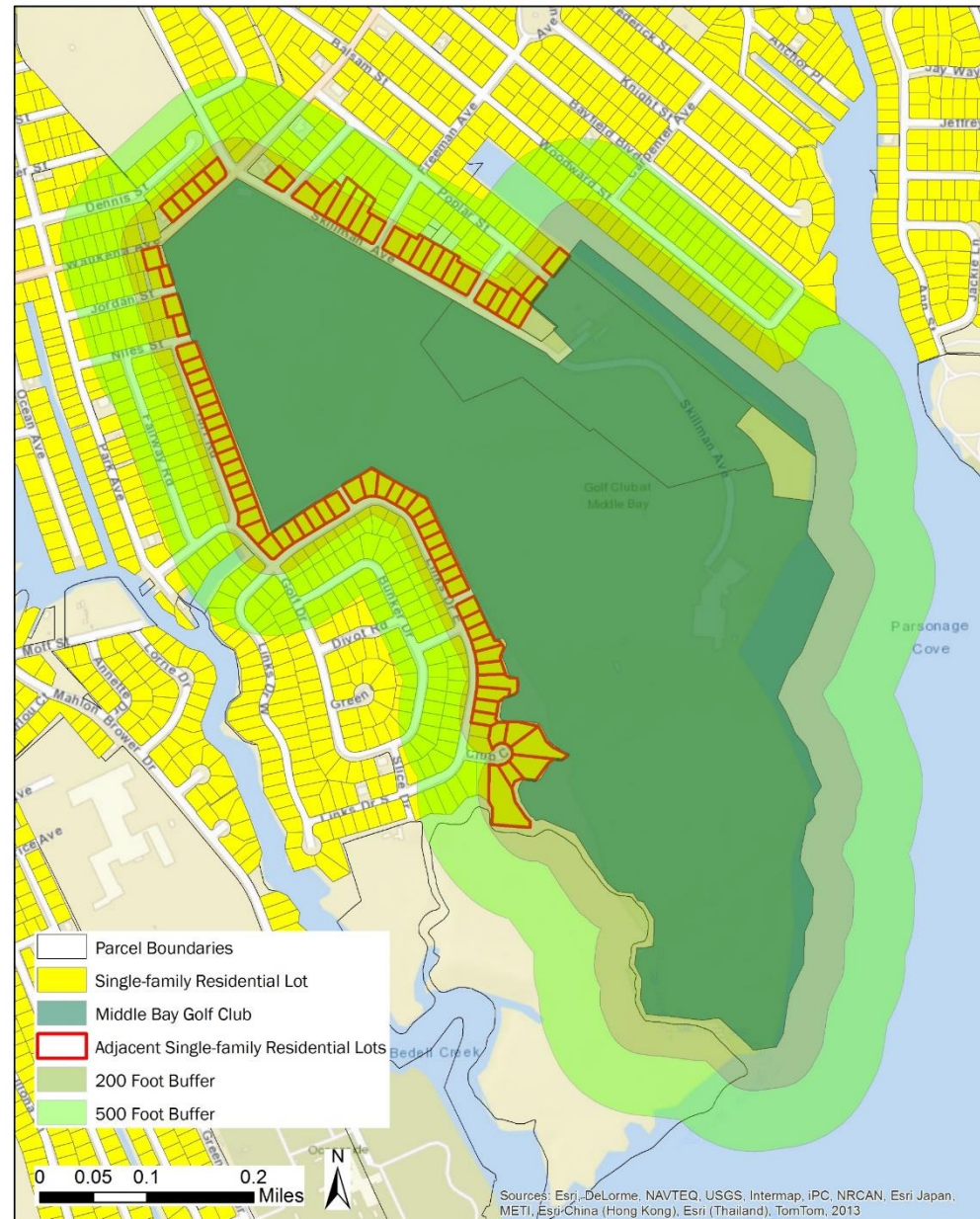


Single-Family Homes: Golf Club at Middle Bay

Based on an examination of Nassau County tax records and property analysis utilizing Zillow.com, the median estimated market value among a large sample of single-family housing units located within approximately 500 feet of the Golf Club at Middle Bay is \$616,696, and exhibits a median 2,250 s.f. of living area and an average of 2.5 baths.



Source: Nassau County, 4ward Planning Inc., 2018



Regression Analysis

ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™



Regression Analysis: Methodology

To better understand the impact golf course adjacency has on home values, as well as to predict market value for the prospective residential redevelopment of each golf course, 4ward Planning performed a regression analysis on existing housing within an approximate 500 foot buffer of each golf course.

Regression analysis is a statistical process used to identify relationships between a dependent variable (e.g., house price) and one or more independent variables (e.g., house square footage). So, if there is a unit change in the independent variable(s), and assuming there is a relationship to the dependent variable, we should observe some change in the dependent variable (whether positive or negative). Further, in order for the findings from a regression analysis to be meaningful, the relationship between the dependent variable and independent variable(s) must be relatively strong – that is, the independent variable(s) should be able to predict (explain) at least 60 percent of the dependent variable's change (this is also known as correlation coefficient).

Lastly, in order to ensure that the regression analysis results are not by chance (randomly obtained), we utilize the probability value (p-value) of five-percent or less to determine if the results obtained are statistically significant – that is, confirming with a high degree of confidence that the test results obtained are what we would expect to see if the analysis were repeated multiple times. If our p-value for any independent variable tested is greater than five-percent (meaning, a greater than five-percent chance that the results obtained were random) we reject that independent variable's predictive power on the dependent variable.

A glossary of statistical terms used in regression analysis is provided on the following page.

Regression Analysis: Glossary

- **Adjusted R-square:** The adjusted R-square adjusts for the number of terms in a model. You'll want to use this instead of R-squared if you have more than one X variable.
- **Analysis of variance (ANOVA):** Calculations that provide information about levels of variability within a regression model and form a basis for tests of significance.
- **Coefficients:** The size of the coefficient for each independent variable gives you the size of the effect that variable is having on your dependent variable, and the sign on the coefficient (positive or negative) gives you the direction of the effect.
- **F-value (Fisher test):** F-tests assess the amount of variability between the group means in the context of the variation within groups to determine whether the mean differences are statistically significant.
- **Multiple-R:** This is the correlation coefficient. It tells you how strong the linear relationship is. For example, a value of one means a perfect positive relationship and a value of zero means no relationship at all. It is the square root of R-squared (see R-squared).
- **Multivariate regression:** This is a technique that estimates a single regression model with more than one outcome variable. When there is more than one predictor variable in a multivariate regression model, the model is a multivariate multiple regression.
- **Observations:** Number of observations in the sample.
- **P-value:** Tests the null hypothesis that the coefficient is equal to zero (no effect). A low P-value (< 0.05) indicates that you can reject the null hypothesis.
- **R-squared:** This is R^2 , the Coefficient of Determination. It tells you how many points fall on the regression line. For example, 80 percent means that 80 percent of the variation of Y-values around the mean are explained by the X-values. In other words, 80 percent of the values fit the model.
- **Standard Error:** An estimate of the standard deviation of the error μ . This is not the same as the standard error in descriptive statistics. The standard error of the regression is the precision that the regression coefficient is measured; if the coefficient is large compared to the standard error, then the coefficient is probably different from zero.
- **Zestimate:** An estimate of home value provided by Zillow, a real estate research site, that is modeled based on a variety of predictor variables, including the past history of the home's sales, the location of the home, and characteristics of the house such as its size and number of bedrooms and bathrooms.

Regression Analysis: Methodology

Using Regression Analysis to Identify Residential Value Impact from Golf Course Proximity

4ward Planning utilized regression analysis to identify whether or not a single-family residential unit's nearness to any of the three golf courses included in this study influences the value of that housing unit and, if so, by how much. As previously mentioned, regression analysis affords the analyst opportunity to isolate the predictive power of an independent variable (in this case, proximity to a golf course) on a dependent variable (price of a home).

A dummy independent variable (1 if the housing unit was adjacent to the golf course (including directly across the street from the course) and 0 if the house was not adjacent to the course) was utilized within the regression model.

While our analysis showed that there may be some premium value associated with houses adjacent to any of the three golf courses examined, the findings were not statistically significant – that is, they were as likely obtained by chance as not and, therefore, the existence and extent of a golf course premium on adjacent homes in the three communities examined is inconclusive (see regression analysis findings in the appendix, concerning the housing units and proximity to a golf course).

Using Regression Analysis to Predict New Housing Values

We utilized regression analysis (incorporating multiple independent variables presumed to predict the value of a single-family residential unit (new or existing)) for purposes of developing a predictive house pricing model for the housing units prospectively built under the two build-out scenarios.

Regression Analysis: Methodology

4ward Planning collected single-family housing data provided by Zillow, one of the largest on-line residential real estate research sites which collects residential real estate sale and foreclosure data down to the municipal level, nationally, and utilizes the data to statistically model (predict) estimated housing values for all housing units in a given locale (Zillow refers to its statistical value estimates as “Zestimates”). The variables incorporated into the Zillow’s statistical models (a complex regression analysis) are many and include lot size, house square footage, bedrooms, bathrooms, age of house, whether the house has a garage, etc. Much of Zillow’s data inputs are gathered from county tax assessment offices which record housing sales transactions. In some cases, however, certain variable data are missing, such as lot size or number of bedrooms. In these cases, other variables can serve as proxies – for example, number of bathrooms is shown to have a relatively strong relationship to the number of bedrooms).

Further, Zillow’s search and mapping capabilities – particularly its features which permit zooming into various neighborhoods to evaluate neighborhoods features – permitted 4ward Planning to identify all housing units having adjacency to a golf course (whether immediately next to or directly across the street from the course). 4ward Planning utilized Zillow’s mapping and zooming capabilities to create a list of housing units sitting within approximately 500 feet of each golf course under study. Then, utilizing Zillow’s housing data attributes, we associated the following characteristics for a large sample of housing units within 500 feet of a golf course (130, 167 and 335 for Inwood, Woodmere and Middle Bay, respectively): dwelling unit square footage, lot square footage, and number of bathrooms (Note: as the majority of housing units identified within 500 feet of a golf course did not identify the number of bedrooms associated with the housing unit, 4ward Planning opted to utilize the number of bathrooms as a proxy independent variable). All of the aforementioned independent variables were determined to be statistically significant at the 95 percent level.

Regression Analysis: Methodology

It should be noted that not all housing units within the 500 foot buffer of each golf course are included in the sample used for this regression; based on sampling methodology, it was sufficient to include at least 100 housing units within 500 feet of each of the golf course housing areas, all of which were nearest to the golf courses. So, for example, of the 245 housing units identified via GIS to be within 500 feet of the Inwood Country Club, only 130 were sampled for regression purposes.

Finally, a relatively small number of housing units were not included within our analysis, due to missing attribute data (missing bathroom count or missing square footages for lot and/or house).

The housing attributes demonstrating relatively strong predictive pricing power are house square footage (total indoor living area) and number of bathrooms (again, serving as a proxy for bedrooms which are mostly missing from the residential property data sampled).

Regression Analysis Findings: Inwood Country Club

The table below summarizes the regression analysis results from the 130 homes analyzed within approximately 500 feet of the Inwood Country Club. With an Adjusted R Square value of .74, the linear relationship between the dependent variable (Zestimate home value) and the independent variables (dwelling unit size, lot size, number of bathrooms, specifically) is fairly strong. Or, another way of stating it is that the three aforementioned variables are predicting approximately 74 percent of the value of a house within 500 feet of the Inwood Country Club.

SUMMARY OUTPUT

Regression Statistics	
Multiple R	0.863721929
R Square	0.74601557
Adjusted R Square	0.739968322
Standard Error	58005.46279
Observations	130

The below data findings suggests that for every square foot increase in the size of a housing unit within 500 feet of the Inwood Country Club, the estimated value of the house would increase by approximately \$92, holding all other factors constant; for every one square foot increase in lot area, the value of the house would increase by approximately \$9.15, holding all other factors constant; and for every additional full bath, the value of the house would increase by approximately \$56,694, holding all other factors constant.

ANOVA

	<i>df</i>	<i>SS</i>	<i>MS</i>	<i>F</i>	<i>Significance F</i>
Regression	3	1.24523E+12	4.151E+11	123.3644676	2.48352E-37
Residual	126	4.23944E+11	3.365E+09		
Total	129	1.66917E+12			

Strongly Predictive

Modestly Predictive

	<i>Coefficients</i>	<i>Standard Error</i>	<i>t Stat</i>	<i>P-value</i>	<i>Lower 95%</i>	<i>Upper 95%</i>	<i>Lower 95.0%</i>	<i>Upper 95.0%</i>
Intercept	159479.396	15852.90186	10.05995	7.79263E-18	128106.9692	190851.823	128106.9692	190851.8227
DU S.F.	91.91922554	12.7372517	7.2165666	4.41346E-11	66.71257887	117.125872	66.71257887	117.1258722
Lot S.F.	9.148568814	1.722672216	5.3106846	4.77732E-07	5.739451141	12.5576865	5.739451141	12.55768649
Baths	56693.62863	9761.815008	5.8076934	4.86209E-08	37375.28371	76011.9736	37375.28371	76011.97356

Source: Zillow, 4ward Planning, Inc., 2018

Regression Analysis Findings: Woodmere Golf Club

The table below summarizes the regression analysis results from the 168 homes analyzed within approximately 500 feet of the Woodmere Golf Club. With an Adjusted R Square value of .82, the linear relationship between the dependent variable (Zestimate home value) and the independent variables (dwelling unit size, lot size, number of bathrooms, specifically) is fairly strong. Or, another way of stating it is that the three aforementioned variables are predicting approximately 82 percent of the value of a house within 500 feet of the Inwood Country Club.

SUMMARY OUTPUT

Regression Statistics	
Multiple R	0.906545631
R Square	0.821824981
Adjusted R Square	0.818565682
Standard Error	135982.3171
Observations	168

The below data findings suggests that for every square foot increase in the size of a housing unit within 500 feet of the Woodmere Golf Club, the estimated value of the house would increase by approximately \$219, holding all other factors constant; for every one square foot increase in lot area, the value of the house would increase by approximately \$11.58, holding all other factors constant; and for every additional full bath, the value of the house would increase by approximately \$132,493 holding all other factors constant.

ANOVA

	df	SS	MS	F	Significance F
Regression	3	1.39875E+13	4.663E+12	252.1477623	3.45728E-61
Residual	164	3.03256E+12	1.849E+10		
Total	167	1.70201E+13			

Strongly Predictive

Modestly Predictive

	Coefficients	Standard Error	t Stat	P-value	Lower 95%	Upper 95%	Lower 95.0%	Upper 95.0%
Intercept	-177206.7021	47309.85274	-3.745662	0.000248779	-270621.6421	-83791.76206	-270621.6421	-83791.76206
DU S.F.	218.6463781	17.29336132	12.643371	5.16404E-26	184.5000382	252.7927179	184.5000382	252.7927179
Lot S.F.	11.58302079	2.504413131	4.6250439	7.56031E-06	6.63797047	16.52807111	6.63797047	16.52807111
Baths	132493.4007	15037.94569	8.8106051	1.71539E-15	102800.457	162186.3445	102800.457	162186.3445

Source: Zillow, 4ward Planning, Inc., 2018

Regression Analysis Findings: Golf Club at Middle Bay

The table below summarizes the regression analysis results from the 336 homes analyzed within approximately 500 feet of the Golf Club at Middle Bay. With an Adjusted R Square value of .68, the linear relationship between the dependent variable (Zestimate home value) and the independent variables (dwelling unit size, lot size, number of bathrooms, specifically) is fairly strong. Or, another way of stating it is that the three aforementioned variables are predicting approximately 68 percent of the value of a house within 500 feet of the Golf Club at Middle Bay. The below data findings suggests that for every square foot increase in the

SUMMARY OUTPUT

Regression Statistics	
Multiple R	0.82401445
R Square	0.67899982
Adjusted R Square	0.67609921
Standard Error	42568.3036
Observations	336

size of a housing unit within 500 feet of the Golf Club at Middle Bay, the estimated value of the house would increase by approximately \$61, holding all other factors constant; for every one square foot increase in lot area, the value of the house would increase by approximately \$6.69, holding all other factors constant; and for every additional full bath, the value of the house would increase by approximately \$32,425 holding all other factors constant.

ANOVA

	df	SS	MS	F	Significance F
Regression	3	1.27255E+12	4.24E+11	234.0891092	1.44515E-81
Residual	332	6.01604E+11	1.81E+09		
Total	335	1.87415E+12			

Strongly Predictive

Modestly Predictive

	Coefficients	Standard Error	t Stat	P-value	Lower 95%	Upper 95%	Lower 95.0%	Upper 95.0%
Intercept	333353.029	10595.14213	31.46282	1.2385E-101	312510.9534	354195.1044	312510.9534	354195.104
DU S.F.	61.4044529	4.801552301	12.78846	1.01005E-30	51.95915101	70.84975472	51.95915101	70.8497547
Lot S.F.	6.68613373	0.707198591	9.454393	6.09745E-19	5.294978585	8.077288867	5.294978585	8.07728887
Baths	32425.1636	3788.16748	8.559591	4.27271E-16	24973.32659	39877.00069	24973.32659	39877.0007

Source: Zillow, 4ward Planning, Inc., 2018

Development Scenario Metrics

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Projected Property Value Metrics: Methodology

Based on the regression analysis earlier performed, and associated statistical values obtained (e.g., Y intercept and slopes for the independent variables (projected house square footage, projected lot square footage, and estimated number of bathrooms (based on using this independent variable as a proxy for bedrooms in the regression analysis earlier performed) , 4ward Planning utilized the below equation for projecting property values under each of the two development scenarios being examined - B Residential District and GC Residential District:

Value Formula: $Y=a+b_1X_1+b_2X_2+b_3X_3$

Y = the dependent variable and represents the predicted house value

a = the Y intercept which is the predicted house value if X variables are equal to zero

b_1 = to regression coefficient or value increase associated with each additional square foot of living space (X_1)

b_2 = to regression coefficient or value increase associated with each additional bathroom (X_2)

b_3 = to regression coefficient or value increase associated with each additional lot square foot (X_3)

X_1 = to an independent variable and represents the living area square footage for a given house

X_2 = to an independent variable and represents the living area square footage for a given house

X_3 = to an independent variable and represents the lot square footage for a given house

Projected Property Value Metrics: Methodology

Utilizing the above formula for predicting property value, and based on the estimated lot and housing square footage data provided by Cameron Engineering, along with bathroom counts projected by 4ward Planning, we identified the below estimated property values for each development scenario prospectively occurring on each golf course examined:

	<u>Woodmere</u>	<u>Inwood</u>	<u>Middle Bay</u>
3,300 s.f. house on 6,000 s.f. lot: ¹	\$945,058	\$659,438	\$657,167
7,000 - 10,000 s.f. house on 20,000 s.f. lot: ²	\$2,641,662	\$1,435,579	\$1,167,352
9,600 - 13,000 s.f. house on 40,000 s.f. lot: ³	\$3,618,025	NA	NA

Notes

¹ For modeling purposes, we assumed an average of 2.5 baths per unit.

² For modeling purposes, we assumed an average 8,500 s.f. and 5.5 baths per unit

³ For modeling purposes, we assumed an average 11,300 s.f. and 6.5 baths per unit

It should be noted that the above projected housing unit market values are fairly consistent with recently observed home sale values within each of the three subject study areas, per a review of sales data listed on Zillow.

Build-Out: Existing Residential B Zoning District

Summarized in the table below are the projected number of housing units, associated features, and predicted housing values under the existing B Residential Zoning District option:

Existing B Residences Zoning (6,000 s.f. Lots)

	<u>Units</u>	<u>DU S.F.</u>	<u>Bathrooms</u>	<u>Predicted Value per Housing Unit</u>	<u>Predicted Total Value of all Units</u>
Inwood Country Club					
Lots Under Existing Zoning (6,000 s.f.)	253	3,300	2.5	\$659,438	\$166,837,814
Proposed Lots (20,000 s.f.)*	<u>96</u>	<u>8,500</u>	<u>5.5</u>	<u>\$1,435,579</u>	<u>\$137,815,584</u>
Sub-Total	349			<i>weighted avg.</i> \$872,932	\$304,653,398
Woodmere Club (Unincorporated Town of Hempstead)					
Lots Under Existing Zoning (6,000 s.f.)	244	3,300	2.5	\$945,058	\$230,594,152
Sub-Total	244			\$945,058	\$230,594,152
Woodmere Club (Incorporated Villages)					
Lots Under Existing Zoning (40,000 s.f.)	41	11,300	6.5	\$3,618,025	\$148,339,025
Sub-Total	41			\$3,618,025	\$148,339,025
Golf Club at Middle Bay					
Lots Under Existing Zoning (6,000 s.f.)	329	3,300	2.5	\$657,167	\$216,207,943
Proposed Lots (20,000 s.f.)*	<u>100</u>	<u>8,500</u>	<u>5.5</u>	<u>\$1,167,352</u>	<u>\$116,735,200</u>
Sub-Totals	429			<i>weighted avg.</i> \$776,091	\$332,943,143

*Land area regulated by NYC DEC tidal wetlands regulations and requiring of 20,000 s.f. building lots.

Source: Cameron Engineering, 4ward Planning, Inc., 2018

Build-Out: Proposed GC Residential Zoning District

Summarized in the table below are the projected number of housing units, associated features, and predicted housing values under the proposed GC Residential Zoning option:

Proposed GC Residential (20,000 & 40,000 s.f. Lots)

				Predicted Value	Predicted Total
Inwood Country Club	Units	DU S.F.	Bathrooms	per Housing Unit	Value of all Units
Proposed Lots (20,000 s.f.)	<u>190</u>	<u>8,500</u>	<u>5.5</u>	<u>\$1,435,579</u>	<u>\$272,760,010</u>
Sub-Total	190			\$1,435,579	\$272,760,010
Woodmere Club					
(Unincorporated Town of Hempstead)					
Proposed Lots (40,000 s.f.)	8	11,300	6.5	\$3,618,025	\$28,944,200
Proposed Lots (20,000 s.f.)	<u>69</u>	<u>8,500</u>	<u>5.5</u>	<u>\$2,641,662</u>	<u>\$182,274,678</u>
Sub-Total	77			<i>weighted avg.</i> \$2,743,102	\$211,218,878
Woodmere Club					
(Incorporated Villages)					
Proposed Lots (40,000 s.f.)	41	11,300	6.5	\$3,618,025	\$148,339,025
Sub-Total	41			\$3,618,025	\$148,339,025
Golf Club at Middle Bay					
Proposed Lots (20,000 s.f.)	<u>216</u>	<u>8,500</u>	<u>5.5</u>	<u>\$1,167,352</u>	<u>\$252,148,032</u>
Sub-Totals	216			\$1,167,352	\$252,148,032

Source: Cameron Engineering, 4ward Planning, Inc., 2018

Golf Course Redevelopment Impacts

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Key Findings: Potential Premium Gain – GC Residential Zone

The table below presents a hypothetical real estate development premium for adjacent homes, as a result of the GC Residential Zoning District build-out. Assuming a conservative real estate premium of three- to five-percent, and based on currently observed median home values, single-family homes located within 300 to 500 feet of the redeveloped golf courses could experience an average (weighted) market value gain equivalent to between \$12,903 and \$48,552 per home once the Lower-Density alternative is developed.

It is important to note, however, that the typical change in a housing unit's value, due to some outside influence (for example, the nearby development of large single-family housing units with well landscaped properties) is not realized until that given property is sold. Consequently, the premiums estimated in the below table should not be viewed as having any immediate impact on the taxable values of nearby properties; that is, tax assessments will not pick up the change in value until after a sales transaction.

Potential GC Residential Real Estate Premium on Existing Nearby Single-Family Residential Units.

Area	Nearby Properties		Premium Gain Range		Aggregate Premium Gain	
	Homes	Median Value ¹	Low (3%)	High (5%)	Low (3%)	High (5%)
Inwood Country Club	130	\$430,107	\$12,903	\$21,505	\$1,677,390	\$2,795,695
Woodmere Golf Club	168	\$971,038	\$29,131	\$48,552	\$4,894,008	\$8,156,736
Golf Club at Middle Bay	336	\$616,696	\$18,501	\$30,835	\$6,216,336	\$10,360,560

¹ Estimated median value, based on Zillow value estimates and a review of Nassau County tax assessment data.

Source: 4ward Planning, Inc., 2018

COMPARATIVE FISCAL IMPACT ANALYSIS

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Methodology: Fiscal Impact Analysis

A fiscal impact analysis (FIA) allows for the projection of the direct, current, public costs and revenues associated with residential and/or non-residential growth within a political jurisdiction (most often, a municipality), in which new investment is to take place.

4ward Planning performed a fiscal impact analysis (FIA) for each of the potential golf course redevelopment scenarios (Woodmere, Middle Bay and Inwood) under the existing B Residential Zoning District and proposed GC Residential Zoning District. This FIA compares estimated annual local revenues and expenditures associated with both development options.

The Preview Fiscal Impact Model (developed by the Center for Urban Policy Research of Rutgers University and widely used, nationally), forms the basis of the FIA algorithm, incorporating current budget revenue and expenditure figures pertaining to the Town of Hempstead, Nassau County and the Lawrence and Oceanside Free Union School Districts (serving the neighborhoods examined for this analysis).

4ward Planning analyzed residential development inputs to calculate the various service and capital costs associated with each development option and subject local community, as well as revenues relating to annual local real property taxes, allowing for an examination of their relationship to existing land-use and population factors. The impact model was then used to evaluate the fiscal impacts associated with each of the six development options: Woodmere (B Residential & GC Residential); Middle Bay (B Residential & GC Residential); and Inwood (B Residential & GC Residential).

Methodology: Fiscal Impact Analysis

FIA Methods

There are a number of methods government analysts and private consultants may use to perform a FIA. However, the two most prevalent are the Per Capita Method and the Case Study Method. Below, we provide a summary of what each method entails, in terms of an approach:

Per Capita Method – Quite simply, this FIA approach determines public service costs on an average unit basis – per pupil for the school district and per capita and per employee for the municipality. It is, generally, a straightforward division of known annual service costs divided by either total students, residents or workers. This method is the most widely used FIA approach due to both its simplicity and its low cost to perform. The recommended multipliers for population and enrollment changes can be derived using US Census data.

As the Per Capita Multiplier Method relies on an average cost approach to determining service costs (e.g., a projected average annual municipal service cost per new resident and a projected average annual service cost per new public school student), it is susceptible to either overestimating or underestimating the likely municipal and school district service costs, depending upon existing municipal and public school facility service capacities (e.g., where no existing service capacity exists, the average service cost per new resident and new school student are likely to be much higher than the average would suggest; where there is sufficient capacity, the service costs are likely to fall well below the averages projected by the Per Capita Multiplier Method).

Consequently, care has been taken to ensure as accurate estimates and projections, as possible.

Methodology: Fiscal Impact Analysis

The Per Capita Multiplier Method

Based on the Per Capita Multiplier Method for estimating fiscal impact analysis, “the residential share of all residential and nonresidential service costs is estimated by dividing the residential property value and number of parcels by the residential and nonresidential property values and the number of parcels, respectively. The calculation produces the residential percent of the residential/nonresidential parcels and the residential percent of the residential/nonresidential property value. The two results are averaged, and the combined value is then applied to the total local municipal costs to derive the estimated residential-associated share.”¹

Utilizing real property data obtained from the Nassau County Tax Assessor’s office, 4ward Planning utilized the below metrics to identify the residential share of the Town of Hempstead’s service costs (note, we were unable to identify total number of land parcels and the breakout for residential and commercial/industrial parcels. Consequently, our formula for determining the residential cost share is simply based on the ratio of residential assessed real estate value to total value:

2018 Total Assessed Land Value:	\$1,117,703,191	
2018 Class 1A Residential Assessed Value:	\$ 749,765,216	Pct. Of Total: 67%

The residential assessed value ratio is approximately 67 percent (which is fairly normal in suburban communities throughout the United States). Consequently, only 67 percent of the identified per capita municipal service cost is attributable to residential service costs, as will be demonstrated in this analysis.

Methodology: Fiscal Impact Analysis

- All residential units modeled are single-family detached for-sale units and are taxed under the 1A classification for real property assessment in Nassau County. For purposes of this analysis, all residential units developed have a minimum of four-bedrooms.
- Population multipliers are applied to prospective new housing units to estimate the number of new residents and public school-age children, all of whom will affect service costs within the Town of Hempstead and local school districts. New York-based residential multipliers are sourced from Rutgers University Center for Urban Policy Research (CUPR), which developed such population multipliers for New York, as well as other states, on behalf of the U.S. Census Bureau.
- However, the population multipliers employed in this analysis were last updated in 2000 and are considered out of date (the latest multiplier metrics are anticipated to be released in the summer of 2018). Indeed, due to a combination of trends over the past ten years (e.g., Nassau County's fertility rates have steadily declined since 2006, as well as fewer couples choosing to have children), the population multipliers developed in 2000 are likely, now, overstating the number of public school-age children generated through the development of new residential dwelling units. Consequently, we view the estimated number of public school-age children generated by the use of the 2000 multipliers as representing a "worst case" scenario.
- Further, and based on observed trends associated with school age children in the two districts examined, the projected number of public school age children associated with each of the development build-outs is likely to be substantially less, given that a relatively large share of students will be educated outside of the public system as a result of religious preference (Orthodox residents) or financial means.

Methodology: Fiscal Impact Analysis

- Based on U.S. Census data and a 2017 estimated obtained using a proprietary socio-economic software program, Esri Community Analyst, the estimated 2017 population for the Town of Hempstead is 759,757. Estimated municipal expenditures are taken from the adopted Fiscal Year 2018 Town of Hempstead budget and calculated on a per capita basis. The 2018 budget used for this analysis includes all revenue line items, some of which are either **a)** considered non-recurring or variable, special revenue items or **b)** surpluses or non-recurring local revenues or **c)** intergovernmental revenues (which are grants or based on shared services agreements, not being influenced by the city's population). Consequently, the per capita service cost developed for this analysis may be overstated, which would lead to a more conservative fiscal impact analysis findings (e.g., favorable to local government and school districts, in so far as they would, likely, retain a greater amount of tax revenues).

Methodology: Fiscal Impact Analysis

Development-related revenues to the Town of Hempstead and its local school districts will primarily accrue from local real property taxes. A breakdown of 2018 residential tax rates and real state value equalization rates for each of the communities examined is shown in the tables below (**Note: All tax rates are expressed per \$100 of assessed property value, after the equalization rate has been applied to a property's estimated market value**):

Woodmere

Taxing Jurisdiction	Rate	Equalization Rates	Effective Tax Rate	Levy on \$800,000 House
Town of Hempstead ¹	\$254.375	0.25%	0.0064%	\$5,088
Lawrence UFSD	\$639.887	0.25%	0.0160%	\$12,798
Nassau County ³	\$222.562	0.25%	0.0056%	\$4,480

Inwood

Taxing Jurisdiction	Rate	Equalization Rates	Effective Tax Rate	Levy on \$800,000 House
Town of Hempstead ¹	\$225.382	0.25%	0.0056%	\$4,508
Lawrence UFSD ²	\$639.887	0.25%	0.0160%	\$12,798
Nassau County ³	\$222.562	0.25%	0.0056%	\$4,480

Notes:

¹ Combined Town of Hempstead and special district tax rates;

² Combined local school district and library tax rates;

³ Combined Nassau County tax rates

Middle Bay

Taxing Jurisdiction	Rate	Equalization Rates	Effective Tax Rate	Levy on \$800,000 House
Town of Hempstead ¹	\$256.603	0.25%	0.0064%	\$5,132
Oceanside UFSD ²	\$1,035.446	0.25%	0.0259%	\$20,709
Nassau County ³	\$222.562	0.25%	0.0056%	\$4,480

Source: Nassau County Tax Assessor's Office

Service Cost Findings: Woodmere B Residential District

The below table identifies the projected service costs associated with the build-out of 285 single-family residential units permitted within the existing Woodmere *B Residential Zoning District*. As identified below, the build-out is projected to generate 1,072 new residents, 288 of which will be public school-age children (that is, determined to enroll in local public schools, as opposed to parochial or private schools)*. The estimated annual municipal service costs associated with these new residents, in today's dollars and at full stabilization, is \$693,584. The estimated annual public school service costs associated with these new students is \$7,871,078. The total combined annual service cost is approximately \$8.6 million.

Development Generated Estimated Service Costs					Full Build-Out	
		Resident Percent	Worker Non-Resident Percent	Estimated Per Resident Service Cost	Est. per Worker Non-Resident Service Cost	
Estimated 2018 Per Capita Municipal Service Cost:	\$779	83%	17%	\$647	\$132	
Est. 2018 Per Pupil Public School Expenditure:	\$31,353					
Est. Per Pupil School Expenditure (local cost):	\$26,650					
			Estimated Percent New	Number New	Est. New Service Costs	New School Expenditures
Development Generated Population:	1,072		100%	1,072	<u>\$693,584</u>	\$8,564,662
Total Public School Age Children:	288		100%	288		\$7,871,078
Total Public Elementary School Children:	174		100%	174		\$4,637,100
Total Public Junior High School Children:	66		100%	66		\$1,758,900
Total Public High School Children:	48		100%	48		\$1,279,200
Included Special Needs Children:	49 ¹		100%	49		\$195,878 ²

¹ Assumes 17 percent of the total number of news students are classified with an individual education program.

² Assumes an average additional expenditure per special needs student of 15-percent above the local expenditure cost.

Projected Total New Public Costs: \$8,564,662

Source: 4ward Planning Inc., 2018

*However, the projected number of public school-age children may be overstated, based on the observed relatively large percentage of school-age students in the local school district who attend private and parochial schools. Consequently, the identified school cost are like a worst-case scenario.

Tax Revenue Findings: Woodmere B Residential District

The below table identifies the projected real property tax revenues associated with the full build-out permitted within the existing Woodmere B Residential District. The below table shows 285 single-family residential units, having an estimated weighted average value of \$945,058 would generate a combined annual tax levy of \$7,520,177, with approximately \$1.7 and \$4.3 million retained by the Town of Hempstead and local school district, respectively. The average combined tax levy per housing unit in this scenario is \$26,387.

		Real Estate			
		Property Tax Rates			
<u>Residential</u>	<u>Units</u>	<u>Est. Average</u>	<u>County</u>	<u>Town</u>	<u>School</u>
Owner-Occupied	285	<u>Sale Price/Unit</u>	222.56%	254.38%	639.89%
		\$945,058			
Property Tax Revenue			Estimated Total Annual		
<u>County</u>	<u>Town</u>	<u>School</u>	<u>Property Tax Revenue</u>		
\$1,498,630	\$1,712,844	\$4,308,704	\$7,520,177		

Net Tax Findings: Woodmere B Residential District

The below table identifies the projected net real property tax revenues associated with the full build-out permitted within the existing Woodmere B Residential District. Projected school district annual service costs (\$7,871,078) would exceed projected annual school tax revenues (\$4,308,704) by approximately \$3.6 million. Projected annual municipal service costs (\$693,584) would be less than projected annual municipal tax revenues (\$1,712,844) by approximately \$1 million.

Jurisdiction	Projected Annual Service Costs	Projected Annual Tax Revenues	Projected Annual Net Impact
Municipal	\$693,584	\$1,712,844	\$1,019,260
School	\$7,871,078	\$4,308,704	\$3,562,374

Service Cost Findings: Woodmere GC Residential District

The below table identifies the projected service costs associated with the build-out of 118 single-family residential units permitted within the proposed Woodmere GC Residential. As identified below, the build-out is projected to generate 444 new residents, 119 of which will be public school-age children (that is, determined to enroll in local public schools, as opposed to parochial or private schools)*. The estimated annual municipal service costs associated with these new residents, in today's dollars and at full stabilization, is \$287,268. The estimated annual public school service costs associated with these new students is \$3,251,300. The total combined annual service cost is approximately \$3.5 million.

Development Generated Estimated Service Costs					Full Build-Out	
		Resident Percent	Worker Non-Resident Percent	Estimated Per Resident Service Cost	Est. per Worker Non-Resident Service Cost	
Estimated 2018 Per Capita Municipal Service Cost:	\$779	83%	17%	\$647	\$132	
Est. 2018 Per Pupil Public School Expenditure:	\$31,353					
Est. Per Pupil School Expenditure (local cost):	\$26,650					
			Estimated Percent New	Number New	Est. New Service Costs	New School Expenditures
Development Generated Population:	444		100%	444	<u>\$287,268</u>	\$3,538,568
Total Public School Age Children:	119		100%	119		\$3,251,300
Total Public Elementary School Children:	72		100%	72		\$1,918,800
Total Public Junior High School Children:	27		100%	27		\$719,550
Total Public High School Children:	20		100%	20		\$533,000
Included Special Needs Children:	20 ¹		100%	20		\$79,950 ²

¹ Assumes 17 percent of the total number of news students are classified with an individual education program.

² Assumes an average additional expenditure per special needs student of 15-percent above the local expenditure cost.

Projected Total New Public Costs: \$3,538,568

Source: 4ward Planning Inc., 2018

*However, the projected number of public school-age children may be overstated, based on the observed relatively large percentage of school-age students in the local school district who attend private and parochial schools. Consequently, the identified school cost are like a worst-case scenario.

Tax Revenue Findings: Woodmere GC Residential District

The below table identifies the projected real property tax revenues associated with the full build-out permitted within the proposed Woodmere GC Residential District. The below table shows 118 single-family residential units, having an estimated weighted average value of \$2,848,701 would generate a combined annual tax levy of \$9,385,418, with approximately \$2.1 and \$5.4 million retained by the Town of Hempstead and local school district, respectively. The average combined tax levy per housing unit in this scenario is \$78,869.

<u>Residential</u>	<u>Units</u>	<u>Est. Average Sale Price/Unit</u>	<u>Real Estate Property Tax Rates</u>		
			<u>County</u>	<u>Town</u>	<u>School</u>
Owner-Occupied	118	\$2,848,701	222.56%	254.38%	639.89%
Property Tax Revenue			Estimated Total Annual		
<u>County</u>	<u>Town</u>	<u>School</u>	<u>Property Tax Revenue</u>		
\$1,870,337	\$2,137,683	\$5,377,398	\$9,385,418		

Net Tax Findings: Woodmere GC Residential District

The below table identifies the projected net real property tax revenues associated with the full build-out permitted within the proposed Woodmere GC Residential District. Projected school district annual service costs (\$3,251,300) would be less than projected annual school tax revenues (\$5,377,398) by approximately \$2.1 million. Projected annual municipal service costs (\$287,268) would be less than projected annual municipal tax revenues (\$2,137,683) by approximately \$1.9 million.

Jurisdiction	Projected Annual Service Costs	Projected Annual Tax Revenues	Projected Annual Net Impact
Municipal	\$287,268	\$2,137,683	\$1,850,415
School	\$3,251,300	\$5,377,398	\$2,126,098

Service Cost Findings: Inwood B Residential District

The below table identifies the projected service costs associated with the build-out of 349 single-family residential units permitted within the existing Inwood *B Residential Zoning District*. As identified below, the build-out is projected to generate 1,312 new residents, 352 of which will be public school-age children (that is, determined to enroll in local public schools, as opposed to parochial or private schools).^{*} The estimated annual municipal service costs associated with these new residents, in today's dollars and at full stabilization, is \$848,864. The estimated annual public school service costs associated with these new students is \$9,620,650. The total combined annual service cost is approximately \$10.5 million.

Development Generated Estimated Service Costs					Full Build-Out		
		Resident Percent	Worker Non-Resident Percent	Estimated Per Resident Service Cost	Est. per Worker Non-Resident Service Cost		
Estimated 2018 Per Capita Municipal Service Cost:	\$779	83%	17%	\$647	\$132		
Est. 2018 Per Pupil Public School Expenditure:	\$31,353						
Est. Per Pupil School Expenditure (local cost):	\$26,650						
			Estimated Percent New	Number New	Est. New Service Costs	New School Expenditures	Sub Totals
Development Generated Population:	1,312		100%	1,312	<u>\$848,864</u>		\$10,469,514
Total Public School Age Children:	352		100%	352		\$9,620,650	
Total Public Elementary School Children:	213		100%	213		\$5,676,450	
Total Public Junior High School Children:	80		100%	80		\$2,132,000	
Total Public High School Children:	59		100%	59		\$1,572,350	
Included Special Needs Children:	60 ¹		100%	60		\$239,850 ²	

¹ Assumes 17 percent of the total number of news students are classified with an individual education program.

Projected Total New Public Costs: \$10,469,514

² Assumes an average additional expenditure per special needs student of 15-percent above the local expenditure cost.

Source: 4ward Planning Inc., 2018

^{*}However, the projected number of public school-age children may be overstated, based on the observed relatively large percentage of school-age students in the local school district who attend private and parochial schools. Consequently, the identified school cost are like a worst-case scenario.

Tax Revenue Findings: Inwood B Residential District

The below table identifies the projected real property tax revenues associated with the full build-out permitted within the existing Inwood B Residential District. The below table shows 349 single-family residential units, having an estimated weighted average value of \$872,932 would generate a combined annual tax levy of \$8,285,282, with approximately \$1.7 and \$4.9 million retained by the Town of Hempstead and local school district, respectively. The average combined tax levy per housing unit in this scenario is \$23,740.

<u>Residential</u>	<u>Units</u>	<u>Est. Average</u> <u>Sale Price/Unit</u>	<u>Real Estate</u> <u>Property Tax Rates</u>		
			<u>County</u>	<u>Town</u>	<u>School</u>
Owner-Occupied	349	\$872,932	222.56%	225.38%	639.89%
Property Tax Revenue			Estimated Total Annual		
<u>County</u>	<u>Town</u>	<u>School</u>	<u>Property Tax Revenue</u>		
\$1,695,106	\$1,716,584	\$4,873,592	\$8,285,282		

Net Tax Findings: Inwood B Residential District

The below table identifies the projected net real property tax revenues associated with the full build-out permitted within the existing Inwood B Residential District. Projected school district annual service costs (\$9,620,650) would exceed projected annual school tax revenues (\$4,873,592) by approximately \$4.7 million. Projected annual municipal service costs (\$848,864) would be less than projected annual municipal tax revenues (\$1,716,584) by approximately \$868,000.

Jurisdiction	Projected Annual Service Costs	Projected Annual Tax Revenues	Projected Annual Net Impact
Municipal	\$848,864	\$1,716,584	\$867,720
School	\$9,620,650	\$4,873,592	\$4,747,058

Service Cost Findings: Inwood GC Residential District

The below table identifies the projected service costs associated with the build-out of 190 single-family residential units permitted within the proposed *Inwood GC Residential*. As identified below, the build-out is projected to generate 714 new residents, 192 of which will be public school-age children (that is, determined to enroll in local public schools, as opposed to parochial or private schools).^{*} The estimated annual municipal service costs associated with these new residents, in today's dollars and at full stabilization, is \$461,958. The estimated annual public school service costs associated with these new students is \$5,248,718. The total combined annual service cost is approximately \$5.7 million.

Development Generated Estimated Service Costs					Full Build-Out	
		Resident Percent	Worker Non-Resident Percent	Estimated Per Resident Service Cost	Est. per Worker Non-Resident Service Cost	
Estimated 2018 Per Capita Municipal Service Cost:	\$779	83%	17%	\$647	\$132	
Est. 2018 Per Pupil Public School Expenditure:	\$31,353					
Est. Per Pupil School Expenditure (local cost):	\$26,650					
			Estimated Percent New	Number New	Est. New Service Costs	New School Expenditures
Development Generated Population:	714		100%	714	<u>\$461,958</u>	Sub Totals \$5,710,676
Total Public School Age Children:	192		100%	192		\$5,248,718
Total Public Elementary School Children:	116		100%	116		\$3,091,400
Total Public Junior High School Children:	44		100%	44		\$1,172,600
Total Public High School Children:	32		100%	32		\$852,800
Included Special Needs Children:	33 ¹		100%	33		\$131,918 ²

¹ Assumes 17 percent of the total number of news students are classified with an individual education program.

² Assumes an average additional expenditure per special needs student of 15-percent above the local expenditure cost.

Projected Total New Public Costs: \$5,710,676

Source: 4ward Planning Inc., 2018

^{*}However, the projected number of public school-age children may be overstated, based on the observed relatively large percentage of school-age students in the local school district who attend private and parochial schools. Consequently, the identified school cost are like a worst-case scenario.

Tax Revenue Findings: Inwood GC Residential District

The below table identifies the projected real property tax revenues associated with the full build-out permitted within the proposed Inwood GC Residential District. The below table shows 190 single-family residential units, having an estimated weighted average value of \$1,435,579 would generate a combined annual tax levy of \$7,417,920, with approximately \$1.5 and \$4.4 million retained by the Town of Hempstead and local school district, respectively. The average combined tax levy per housing unit in this scenario is \$39,042.

<u>Residential</u>	<u>Units</u>	<u>Est. Average</u> <u>Sale Price/Unit</u>	<u>Real Estate</u> <u>Property Tax Rates</u>		
			<u>County</u>	<u>Town</u>	<u>School</u>
Owner-Occupied	190	\$1,435,579	222.56%	225.38%	639.89%
Property Tax Revenue			Estimated Total Annual		
<u>County</u>	<u>Town</u>	<u>School</u>	<u>Property Tax Revenue</u>		
\$1,517,650	\$1,536,880	\$4,363,390	\$7,417,920		

Net Tax Findings: Inwood GC Residential District

The below table identifies the projected net real property tax revenues associated with the full build-out permitted within the proposed Inwood GC Residential District. Projected school district annual service costs (\$5,248,718) would be more than projected annual school tax revenues (\$4,363,390) by approximately \$885,000. Projected annual municipal service costs (\$461,958) would be less than projected annual municipal tax revenues (\$1,536,880) by approximately \$1.1 million.

Jurisdiction	Projected Annual Service Costs	Projected Annual Tax Revenues	Projected Annual Net Impact
Municipal	\$461,958	\$1,536,880	\$1,074,922
School	\$5,248,718	\$4,363,390	\$885,328

Service Cost Findings: Middle Bay B Residential District

The below table identifies the projected service costs associated with the build-out of 429 single-family residential units permitted within the existing Middle Bay *B Residential Zoning District*. As identified below, the build-out is projected to generate 1,613 new residents, 434 of which will be public school-age children (that is, determined to enroll in local public schools, as opposed to parochial or private schools). The estimated annual municipal service costs associated with these new residents, in today's dollars and at full stabilization, is \$1,043,611. The estimated annual public school service costs associated with these new students is \$7,881,831. The total combined annual service cost is approximately \$8.9 million.

Development Generated Estimated Service Costs					Full Build-Out	
		Resident Percent	Worker Non-Resident Percent	Estimated Per Resident Service Cost	Est. per Worker Non-Resident Service Cost	
Estimated 2018 Per Capita Municipal Service Cost:	\$779	83%	17%	\$647	\$132	
Est. 2018 Per Pupil Public School Expenditure:	\$22,135					
Est. Per Pupil School Expenditure (local cost):	\$17,708					
			Estimated Percent New	Number New	Est. New Service Costs	New School Expenditures
Development Generated Population:	1,613		100%	1,613	<u>\$1,043,611</u>	Sub Totals \$8,925,442
Total Public School Age Children:	434		100%	434		\$7,881,831
Total Public Elementary School Children:	262		100%	262		\$4,639,496
Total Public Junior High School Children:	99		100%	99		\$1,753,092
Total Public High School Children:	73		100%	73		\$1,292,684
Included Special Needs Children:	74 ¹		100%	74		\$196,559 ²
					Projected Total New Public Costs:	\$8,925,442

¹ Assumes 17 percent of the total number of news students are classified with an individual education program.

² Assumes an average additional expenditure per special needs student of 15-percent above the local expenditure cost.

Source: 4ward Planning Inc., 2018

Tax Revenue Findings: Middle Bay B Residential District

The below table identifies the projected real property tax revenues associated with the full build-out permitted within the existing Middle Bay B Residential District. The below table shows 429 single-family residential units, having an estimated weighted average value of \$776,091 would generate a combined annual tax levy of \$12,606,980, with approximately \$2.1 and \$8.6 million retained by the Town of Hempstead and local school district, respectively. The average combined tax levy per housing unit in this scenario is \$29,387.

		Real Estate Property Tax Rates			
<u>Residential</u>	<u>Units</u>	<u>Est. Average Sale Price/Unit</u>	<u>County</u>	<u>Town</u>	<u>School</u>
Owner-Occupied	429	\$776,091	222.56%	256.60%	1035.45%
Property Tax Revenue			Estimated Total Annual		
<u>County</u>	<u>Town</u>	<u>School</u>	<u>Property Tax Revenue</u>		
\$1,852,512	\$2,135,855	\$8,618,613	\$12,606,980		

Net Tax Findings: Middle Bay B Residential District

The below table identifies the projected net real property tax revenues associated with the full build-out permitted within the existing Middle Bay B Residential District. Projected school district annual service costs (\$7,881,831) would be less than projected annual school tax revenues (\$8,618,613) by approximately \$737,000. Projected annual municipal service costs (\$1,043,611) would be less than projected annual municipal tax revenues (\$2,135,855) by approximately \$1.1 million.

Jurisdiction	Projected Annual Service Costs	Projected Annual Tax Revenues	Projected Annual Net Impact
Municipal	\$1,043,611	\$2,135,855	\$1,092,244
School	\$7,881,831	\$8,618,613	\$736,782

Service Cost Findings: Middle Bay GC Residential District

The below table identifies the projected service costs associated with the build-out of 216 single-family residential units permitted within the proposed *Middle Bay GC Residential*. As identified below, the build-out is projected to generate 812 new residents, 219 of which will be public school-age children (that is, determined to enroll in local public schools, as opposed to parochial or private schools). The estimated annual municipal service costs associated with these new residents, in today's dollars and at full stabilization, is \$525,364. The estimated annual public school service costs associated with these new students is \$3,976,331. The total combined annual service cost is approximately \$4.5 million.

Development Generated Estimated Service Costs					Full Build-Out	
		Resident Percent	Worker Non-Resident Percent	Estimated Per Resident Service Cost	Est. per Worker Non-Resident Service Cost	
Estimated 2018 Per Capita Municipal Service Cost:	\$779	83%	17%	\$647	\$132	
Est. 2018 Per Pupil Public School Expenditure:	\$22,135					
Est. Per Pupil School Expenditure (local cost):	\$17,708					
			Estimated Percent New	Number New	Est. New Service Costs	New School Expenditures
Development Generated Population:		812	100%	812	<u>\$525,364</u>	Sub Totals \$4,501,695
Total Public School Age Children:		219	100%	219		\$3,976,331
Total Public Elementary School Children:		132	100%	132		\$2,337,456
Total Public Junior High School Children:		50	100%	50		\$885,400
Total Public High School Children:		37	100%	37		\$655,196
Included Special Needs Children:		37 ¹	100%	37		\$98,279 ²
					Projected Total New Public Costs:	\$4,501,695

¹ Assumes 17 percent of the total number of news students are classified with an individual education program.

² Assumes an average additional expenditure per special needs student of 15-percent above the local expenditure cost.

Source: 4ward Planning Inc., 2018

Tax Revenue Findings: Middle Bay GC Residential District

The below table identifies the projected real property tax revenues associated with the full build-out permitted within the proposed Middle Bay GC Residential District. The below table shows 216 single-family residential units, having an estimated weighted average value of \$1,167,352 would generate a combined annual tax levy of \$9,547,655, with approximately \$1.6 and \$6.5 million retained by the Town of Hempstead and local school district, respectively. The average combined tax levy per housing unit in this scenario is \$44,202.

<u>Residential</u>	<u>Units</u>	<u>Est. Average Sale Price/Unit</u>	<u>Real Estate Property Tax Rates</u>		
			<u>County</u>	<u>Town</u>	<u>School</u>
Owner-Occupied	216	\$1,167,352	222.56%	256.60%	1,035.45%
Property Tax Revenue			Estimated Total Annual		
<u>County</u>	<u>Town</u>	<u>School</u>	<u>Property Tax Revenue</u>		
\$1,402,964	\$1,617,549	\$6,527,142	\$9,547,655		

Net Tax Findings: Middle Bay GC Residential District

The below table identifies the projected net real property tax revenues associated with the full build-out permitted within the proposed Middle Bay GC Residential District. Projected school district annual service costs (\$3,976,331) would be less than projected annual school tax revenues (\$6,527,142) by approximately \$2.6 million. Projected annual municipal service costs (\$525,364) would be less than projected annual municipal tax revenues (\$1,617,549) by approximately \$1.1 million.

Jurisdiction	Projected Annual Service Costs	Projected Annual Tax Revenues	Projected Annual Net Impact
Municipal	\$525,364	\$1,617,549	\$1,092,185
School	\$3,976,331	\$6,527,142	\$2,550,811

APPENDIX

ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™



New York State Residential Multipliers

Residential Multipliers			Full Build-Out				
	Unit Type	Total Persons	Total PSAC	K-6	7-9	10-12	9th Only
Single-Family Attached (Towns)	2 br	2.16	0.17	0.11	0.03	0.03	0.01
	3 br	3.08	0.52	0.3	0.11	0.11	0.03
	4 br	3.83	0.86	0.42	0.23	0.21	0.06
Single-Family Detached	3 br	3.06	0.64	0.40	0.14	0.10	0.05
	4 br & Greater	3.76	1.00	0.61	0.23	0.17	0.07
Multi-Family Condo	Studio	1.20	0.00	0.00	0.00	0.00	0.00
	1 br	1.86	0.15	0.12	0.01	0.02	0.00
	2 br	1.88	0.09	0.06	0.02	0.01	0.01
	3 br	3.00	0.49	0.17	0.14	0.19	0.06
Multi-Family Rental	Studio	1.20	0.00	0.00	0.00	0.00	0.00
	1 br	1.66	0.15	0.1	0.03	0.02	0.01
	2 br	2.51	0.43	0.27	0.08	0.08	0.03
	3 br	4.20	1.07	0.6	0.25	0.23	0.09

Source: Rutgers University, Center for Urban Policy Research, June 2006

Woodmere Regression Outputs Inclusive of Golf Course Variable

SUMMARY OUTPUT

<i>Regression Statistics</i>	
Multiple R	0.906590888
R Square	0.821907038
Adjusted R Square	0.817536659
Standard Error	136367.3906
Observations	168

For an independent variable (say, whether a house is adjacent to a golf course) to be meaningfully predictive of a dependent variable's value (say, the price of a house), it's probability value (P-Value) must be relatively small (which is to say that the probability of achieving a given prediction by chance is small and, therefore, the predicted value should be accepted).

As can be seen, highlighted below, the P-Value for the dependent variable "Next to GC" is significantly larger than all of the P-Values of the other independent variables shown.

ANOVA

	<i>df</i>	<i>SS</i>	<i>MS</i>	<i>F</i>	<i>Significance F</i>
Regression	4	1.39889E+13	3.497E+12	188.0630851	5.75608E-60
Residual	163	3.03116E+12	1.86E+10		
Total	167	1.70201E+13			

	<i>Coefficients</i>	<i>Standard Error</i>	<i>t Stat</i>	<i>P-value</i>	<i>Lower 95%</i>	<i>Upper 95%</i>	<i>Lower 95.0%</i>	<i>Upper 95.0%</i>
Intercept	-179650.7214	48274.73797	-3.721423	0.000272352	-274975.2076	-84326.23523	-274975.2076	-84326.23523
Next to GC	6361.33722	23212.38691	0.2740492	0.784393757	-39474.41349	52197.08793	-39474.41349	52197.08793
DU S.F.	218.430776	17.36016812	12.582296	8.40852E-26	184.1509606	252.7105914	184.1509606	252.7105914
Lot S.F.	11.66800648	2.530578343	4.6108063	8.0649E-06	6.671064183	16.66494879	6.671064183	16.66494879
Baths	132602.9212	15085.82434	8.7899022	2.01164E-15	102814.0811	162391.7614	102814.0811	162391.7614

The above regression analysis output metrics are associated with 168 residential properties located within 500 feet of the Woodmere Golf Club. A dummy variable was used to identify whether a property was adjacent (abutting or across the street from) a the golf course (1) or not (0). The highlighted row, above, relates to the regression output for just the variable "Next to GC". The coefficient for this independent variable is interpreted as houses adjacent to the golf course exhibit a \$6,361 premium over a similar house not adjacent to the course. However, the P-value associated with this independent variable is quite large at 0.7843 (well above the five-percent threshold of significance), meaning the finding was as likely obtained by chance as not and, therefore, has little predictive housing value.

Inwood Regression Outputs Inclusive of Golf Course Variable

SUMMARY OUTPUT

<i>Regression Statistics</i>	
Multiple R	0.867026011
R Square	0.751734103
Adjusted R Square	0.743789594
Standard Error	57577.67829
Observations	130

For an independent variable (say, whether a house is adjacent to a golf course) to be meaningfully predictive of a dependent variable's value (say, the price of a house), it's probability value (P-Value) must be relatively small (which is to say that the probability of achieving a given prediction by chance is small and, therefore, the predicted value should be accepted).

As can be seen, highlighted below, the P-Value for the dependent variable "Next to GC" is significantly larger than all of the P-Values of the other independent variables shown.

ANOVA

	<i>df</i>	<i>SS</i>	<i>MS</i>	<i>F</i>	<i>Significance F</i>
Regression	4	1.25477E+12	3.137E+11	94.62310776	7.30142E-37
Residual	125	4.14399E+11	3.315E+09		
Total	129	1.66917E+12			

	<i>Coefficients</i>	<i>Standard Error</i>	<i>t Stat</i>	<i>P-value</i>	<i>Lower 95%</i>	<i>Upper 95%</i>	<i>Lower 95.0%</i>	<i>Upper 95.0%</i>
Intercept	155487.4699	15910.87498	9.7724022	4.20542E-17	123997.8736	186977.066	123997.8736	186977.0662
Next to GC	21206.92295	12497.95277	1.6968317	0.092217216	-3528.076695	45941.9226	-3528.076695	45941.9226
DU S.F.	91.85850398	12.64336639	7.2653517	3.52315E-11	66.83571274	116.881295	66.83571274	116.8812952
Lot S.F.	8.90709175	1.715879297	5.190978	8.21905E-07	5.511153664	12.3030298	5.511153664	12.30302984
Baths	57316.38353	9696.770525	5.9108735	3.02887E-08	38125.2712	76507.4959	38125.2712	76507.49586

The above regression analysis output metrics are associated with 130 residential properties located within 500 feet of the Inwood Country Golf. A dummy variable was used to identify whether a property was adjacent (abutting or across the street from) a the golf course (1) or not (0). The highlighted row, above, relates to the regression output for just the variable "Next to GC". The coefficient for this independent variable is interpreted as houses adjacent to the golf course exhibit a \$21,207 premium over a similar house not adjacent to the course. However, the P-value associated with this independent variable is quite large at 0.0922 (above the five-percent threshold of significance), meaning the finding was as likely obtained by chance as not and, therefore, has little predictive housing value.

Middle Bay Regression Outputs Inclusive of Golf Course Variable

SUMMARY OUTPUT

<i>Regression Statistics</i>	
Multiple R	0.82440037
R Square	0.67963598
Adjusted R Square	0.67576451
Standard Error	42590.2922
Observations	336

For an independent variable (say, whether a house is adjacent to a golf course) to be meaningfully predictive of a dependent variable's value (say, the price of a house), it's probability value (P-Value) must be relatively small (which is to say that the probability of achieving a given prediction by chance is small and, therefore, the predicted value should be accepted).

As can be seen, highlighted below, the P-Value for the dependent variable "Next to GC" is significantly larger than all of the P-Values of the other independent variables shown.

ANOVA

	<i>df</i>	<i>SS</i>	<i>MS</i>	<i>F</i>	<i>Significance F</i>
Regression	4	1.27374E+12	3.18E+11	175.549914	1.73363E-80
Residual	331	6.00412E+11	1.81E+09		
Total	335	1.87415E+12			

	<i>Coefficients</i>	<i>Standard Error</i>	<i>t Stat</i>	<i>P-value</i>	<i>Lower 95%</i>	<i>Upper 95%</i>	<i>Lower 95.0%</i>	<i>Upper 95.0%</i>
Intercept	333449.393	10601.2814	31.45369	1.8292E-101	312595.0107	354303.7762	312595.0107	354303.776
Next to GC	-4573.9773	5641.826099	-0.81073	0.418105342	-15672.33388	6524.379262	-15672.33388	6524.37926
DU S.F.	62.0908584	4.878068601	12.72857	1.75255E-30	52.49493259	71.68678423	52.49493259	71.6867842
Lot S.F.	6.71966741	0.708771841	9.48072	5.06879E-19	5.325402067	8.113932758	5.325402067	8.11393276
Baths	32118.7248	3808.9252	8.43249	1.05938E-15	24625.97169	39611.4779	24625.97169	39611.4779

The above regression analysis output metrics are associated with 336 residential properties located within 500 feet of the Golf Club at Middle Bay. A dummy variable was used to identify whether a property was adjacent (abutting or across the street from) a the golf course (1) or not (0). The highlighted row, above, relates to the regression output for just the variable "Next to GC". The coefficient for this independent variable is interpreted as houses adjacent to the golf course exhibit a negative \$4,574 premium over a similar house not adjacent to the course (meaning a lower value). However, the P-value associated with this independent variable is quite large at 0.4181 (well above the five-percent threshold of significance), meaning the finding was as likely obtained by chance as not and, therefore, has little predictive housing value.

General & Limiting Conditions

4ward Planning Inc. has endeavored to ensure that the reported data and information contained in this report are complete, accurate, and relevant. All estimates, assumptions, and extrapolations are based on methodological techniques employed by 4ward Planning Inc. and believed to be reliable. 4ward Planning Inc. assumes no responsibility for inaccuracies in reporting by the client, its agents, representatives, or any other third-party data source used in the preparation of this report.

Further, 4ward Planning Inc. makes no warranty or representation concerning the manifestation of the estimated or projected values or results contained in this study. This study may not be used for purposes other than that for which it is prepared or for which prior written consent has first been obtained from 4ward Planning Inc. This study is qualified in its entirety by, and should be considered in light of, the above limitations, conditions, and considerations.



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